Davidson County DEEDWARR
Recvd: 04/30/02 09:50 2pgs
Fees:13.00 Taxes:37.00

20020430-0052598

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: March 30, 2003.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin K. Hemphill	Kevin K. Hemphill	92-3-351
(NAME) 1822 Hermosa Street	(NAME) 1407 Cason Lane	
(ADDRESS) Nashville, TN	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF LEON QUINCY JACKSON, SR. (AKA L. QUINCY JACKSON),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN K. HEMPHILL, and wife CRYLIA HEMPHILL,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 12 in Elizabeth W. Harding's Plan of Lytle Tract, as of record in Book 21, Page 102, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, June 18, 1928, as follows:

Beginning at a point in the northerly margin of Hermosa Street, 573 feet west from center line of 18th Avenue North, formerly Salem Street, being the southwest corner of the Robert O. Howard lot; thence with the margin of Hermosa Street westerly 62.5 feet to the southeast corner of part of said lot conveyed to Andrew Harris and wife, by deed from Addie Burleson, a widow, of record in Book 1335, Page273, said Register's Office; thence with what was Harris' east line, northerly 195 feet to a point; thence easterly parallel with Hermosa Street, 64 feet southerly 195 feet to the point of beginning.

Being the same property conveyed to L. Quincy Jackson by deed from Eddie M. Williams and wife, Tommie B. Williams of record in Book 4125, Page 198, Register's Office for Davidson County, TN. The said L. Quincy Jackson having since died Testate. The Last Will and Testament of Leon Quincy Jackson, Sr. admitted to probate In the Probate Court Of Davidson County, Tennessee, at Nashville, Docket No. 95P1856. The said Leon Quincy Jackson, Sr. and L. Quincy Jackson are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved x
This is improved ☐ property, known as 1822 Hermosa Street, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of April, 2002.

The Estate of Leon Quincy Jackson, Sr. (AKA L. Quincy Jackson)
By: Marilyn F. Jackson
Marilyn F. Jackson, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marilyn F. Jackson with whom I am personally acquainted and who upon their oaths acknowledged herself to be the Executrix of the The Estate of Leon Quincy Jackson, Sr. (AKA L. Quincy Jackson), the within-named bargainor, and that she as such Executrix and, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Marilyn F. Jackson as such Executrix.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of April, 2002.

Commission expires: March 30, 2003

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public