FILE BOX 45

BOX 44

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**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 02/27/03 11:02 3pgs
Fees:17.00 Taxes:0.00
20030227-0026094

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $163,400.00.

Patrick D. Hemmerly
**Affiant**

Subscribed and sworn to before me, this 26th day of March, 1997.

Notary Public

My Commission Expires:

Address New Owner As Follows:
Patrick D. Hemmerly and wife,
Theresa E. Hemmerly
8200 Greenvale Court
Nashville, TN 37221

Send Tax Bills To:
Carolina First Bank
P. O. ox 12249
Columbia, SC 29211

Map-Parcel Number
155-15-0-021.00
9D 66406

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIDNEY K. WEISSEND AND WIFE, CASSANDRA D. WEISSEND,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto PATRICK **PATRICIA D. HEMMERLY AND WIFE, THERESA E. HEMMERLY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Natchez Trace Estates, Section II, of record in Book 4675, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 is described as follows: Beginning at a point in the northerly boundary of Greenvale Drive, said point being the southeast corner of Lot No. 39; thence northwardly along the common boundary between Lots 39 and 40, 208.85 feet to a concrete marker; thence eastwardly along the common boundary between Lots 41 and 40, 145.04 feet to a point in the westerly margin of Greenvale Court; thence southwardly with said westerly margin 127.12 feet to a concrete marker; thence southwardly with said westerly margin 71.19 feet to another concrete marker; thence southerly and westerly along a curve having a radius of 25.00 feet 42.05 feet to a concrete marker in the northerly margin of Greenvale Drive; thence westwardly along said northerly margin 238.31 feet to the point of beginning.

Being the same property conveyed to Sidney K. Weissend and wife, Cora L. Weissend by deed from Chester Cich and wife, Audrey L. Cich, of record in Book 5150, page 538, Register's Office for Davidson County, Tennessee; the said parties having since divorced and property vested in Sidney K. Weissend by Final Judgment and Decree of record in Book 5302, page 134, Register's Office for Davidson County, Tennessee.

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A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 5196, page 471, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4675, page 54, Register's Office for said County.

4. Agreement for Dedication of Easement for Sewer Line granted to Harpeth Valley Utilities District of record in Book 7542, page 257, Register's Office for Davidson County, Tennessee.

This is improved property known as 8200 Greenvale Court, Nashville, TN 37221.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 26th day of March, 1997.

Sidney K. Weissend

Sidney K. Weissend

Cassandra D. Weissend

Cassandra D. Weissend

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SIDNEY K. WEISSEND,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of March, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CASSANDRA D. WEISSEND,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of March, 1997.

Notary Public

My Commission Expires: 11/27/99

0288035

IDENTIF. & REFERENCE

97 MAR 27 PM 3:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.