#6702 Box 13

SPECIAL WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$68,000.00~~ 68000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Hemphill	Kevin Hemphill	81-11-324
(NAME)	(NAME)	
1718 16th Avenue North	1407 Cason LN	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	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 CIT Group/Consumer Finance. Inc., as Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Hemphill, and wife * 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:

* Crylia L. Hemphill

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 11/13/03 11:15 2pgs
Fees:13.00 Taxes:25.16
20031113-0166088

unimproved ☐
This is improved ☒ property, known as 1718 16th Avenue N, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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.

Jennifer Gregory

Felicita Daniels

The CIT Group/Consumer Finance, Inc., as Trustee

By:

Attest:

STATE OF ~~TENNESSEE~~ Oklahoma

COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Darrell Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of the corporation, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at OKC, Oklahoma this. October 7, 2003.

Commission expires: 10/02/06

Felicita Daniels
Notary Public

FELICITA DANIELS NOTARY PUBLIC # 02016741 EXP. 10/02/06 IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY

EXHIBIT "A"

Legal Description

THREE (3) TRACTS OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 33 FEET OF LOT NO. 296 ON THE MAP OF D.T. MCGAVOCK AND OTHER'S ADDITION, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PART OF SAID LOT FRONTS 33 FEET ON THE EASTERLY SIDE OF 16TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

TRACT II. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 25 FEET OF LOT NO. 295 ON THE MAP OF D.T. MCGAVOCK AND OTHER'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PART OF SAID LOT FRONTS 25 FEET ON THE EASTERLY SIDE OF 16TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

TRACT III. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 25 FEET OF THE NORTHERLY 75 FEET OF LOT NO. 295 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHER'S ADDITION, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PART OF LOT NO. 295 FRONTS 25 FEET ON THE EASTERLY SIDE OF 16TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc., as Trustee, by deed of record in Instrument No. 20030219-0022058, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.