WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/04 13:57 2pgs
Fees:13.00 Taxes:469.90

20040505-0051444

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 08/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Sidney C. Hinkle	Mortgage Investors Group, L.P.	MAP 51
(NAME) 643 Gibson Drive	(NAME) 8320 E. Walker Springs Lane	GROUP 04-0
(ADDRESS) Madison, TN 37115	(ADDRESS) Knoxville Tennessee 37923	PARCEL 45
(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,

Kaffee Hemp, married,

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

Sidney C. Hinkle, unmarried,

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Dale Heights of record in Plat Book 2330, Page 153, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 10 fronts 68.6 feet on the east side of Gibson Drive and runs back 280.7 feet on the north line, and 298.65 feet on the south line to the west line of the used right of way of the L & V N Railroad, on which measures 85.7 feet.

Being the same property conveyed to Kaffee Hemp, married by Quitclaim Deed dated March 16, 1999 from Kaffee Hemp, Sidney C. Hinkle and Susan Lata of record in Book 11400, Page 868 and also by Affidavit of Heirship of record in Book 11400, Page 867, Register's Office for Davidson County, Tennessee

John Hemp, husband of Kafee Hemp joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 643 Gibson Drive, Madison, TN 37115
(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 my/our hand(s) this 28th day of April, 2004.

Kaffee Hemp

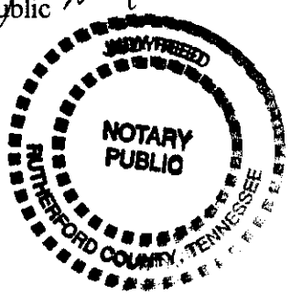
John Hemp

STATE of TENNESSEE
COUNTY of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAFEE HEMP AND JOHN HEMP the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

My Commission Expires: 03/20/04

Notary Public



File Number2404533
RETURN TO:
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Mt. Juliet, Tennessee 37122