# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 08:48 2pgs
Fees:13.00 Taxes:1480.00

20040604-0065799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Dean Flint
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-202

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DEAN FLINT | NOVASTAR MORTGAGE, INC. | MAP 50 PARCEL 59 |
| (NAME) | (NAME) | |
| 3551 DICKERSON ROAD | P.O. BOX 2937 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37207 | SHAWNEE MISSION, KS 66201-2937 | |
| (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, **JOEL W. HEMPHILL AND WIFE, LABREESKA HEMPHILL, HEREINAFTER** CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAN FLINT**, HEREINAFTER CALLED THE GRANTEE, HIS 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 the westerly parts of Lot Nos. 1, 2 and 3 on the Plan of A. C. Webb's Subdivision of the Demoville Tract, as of record in Book 974, page 27, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING in the center of Dickerson Pike at the corner of Lot Nos. 3 and 4; thence with the line between said two lots, South 88 deg. 15' East 686 feet to an iron pin and 15 inch elm at the southwest corner of the property conveyed to Nathan Curry Smith, Jr. and wife, Jean Owen Smith, by deed from Maude A. J. Smith and husband, of record in Book 2103, page 67, said Register's Office; thence with Smith's westerly line North 17 deg. East 267 feet to a 10 inch elm, Smith's northwest corner in the northerly line of Lot No. 1; thence with the northerly line of said lot, North 87 deg. 15' West 792 feet to the center of Dickerson Pike; thence with the center of said Pike, South 10 deg. East 272.8 feet to the beginning.

Being the same property conveyed to Joel W. Hemphill by deed of record in Book 4712, page 574 , Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

LABREESKA HEMPHILL joins in this conveyance for the purpose of conveying any right, title or interest which she may have, marital or otherwise, in and to subject property.

This is improved property, known as 3551 DICKERSON ROAD, NASHVILLE, TN 37207
(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 28th day of May, 2004.

Joel W. Hemphill
JOEL W. HEMPHILL

Labreeska Hemphill
LABREESKA HEMPHILL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOEL W. HEMPHILL AND WIFE, LABREESKA HEMPHILL the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 5/28/2004.

Commission expires: 7/24/04

Gina R Hall

Notary Public

GINA R. HALL NOTARY PUBLIC DAVIDSON COUNTY, TN