WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 13:02 3pgs
Fees:18.00 Taxes:1036.00

20041005-0119791

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES 3-22
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel W. Hemphill, Jr. (NAME)	Same As New Owner (NAME)	MAP 040-00-0
P O Box 78099 (ADDRESS)	(ADDRESS)	PARCEL 031.00
Nashville, TN 37207 (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, Ray E. Tarkington and Lurton O'Barr, and Tarkington Company, a partnership composed of Ray Tarkington and Fred Tarkington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel W. Hemphill, Jr. and William Trent 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:

LAND in Davidson County, Tennessee, being part of the Dower Tract on the lands of Ezekiel Cloyd, deceased, as of record in Book 11, page 409, Register's Office for said County, and being designated as Tract No. 2 on a survey of the Speight Property in the 10th Civil District of said County, by E.H. Garrett, Surveyor, November 1, 1953, as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard at the common corner of Tracts 2 and 3 on said survey; thence with the line between said tracts, north 4 1/4 deg. east 1227.5 feet to a cross on a stone; thence North 88 deg. west 192 feet to a stake at the common northerly corner of Tracts 1 and 2; thence with the line between said tracts, south 4 1/4 deg. west 896.5 feet to a point; thence continuing with the line between said tracts, east 91 feet to a point, and southerly_____feet to the northerly margin of Old Hickory Boulevard; thence with the margin of said Boulevard eastwardly 100 feet to the beginning, containing 4.7 acres, more or less. INCLUDED in the above description but EXCLUDED therefrom is that part of that property conveyed to the State of Tennessee, by deed from Mattie Louis Hazlewood, of record in Book 4499, page 165, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ray E. Tarkington and Lurton O'Barr, each

CONTINUED

unimproved (X)
This is improved ( ) property, known as Old Hickory Blvd., 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 hand s this 4th day of October 2004

Ray E. Tarkington

Lurton O'Barr

Tarkington Company

By: Ray Tarkington, Partner

By: Fred Tarkington, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray E. Tarkington and Lurton O'Barr

the bargainor s, 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. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of October 200

Commission expires 3-22-08

Notary Public

JO ANN TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

Before me, the undersigend authority, a Notary Public of the State and county aforesaid, personally appeared Ray Tarkington and Fred Tarkington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Tarkington Company, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves, as partner.

Witness my hand, at office, this 04th day of October, 2004.

Notary Public

My Commission Expires: 3-22-08

JO ANN TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

as to an undivided one-half interest, by Warranty Deed from Lurton O'Barr, Trustee, with full power, of record in Book 7891, page 603, Register's Office for Davidson County, Tennessee. Lurton O'Barr having since conveyed to Tarkington Company, a partnership composed of Ray Tarkington and Fred Tarkington, an undivided one-sixth interest, by Deed of record in Book 8830, page 44, said Register's Office.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.