ADDRESS NEW OWNER and
SEND TAX BILLS:
KEVIN HEMPHILL
1146 Olmstead Drive
Murfreesboro TN 37128

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
81 - 11 - 460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHNNY BURROUGHS and wife, LINDA BURROUGHS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to KEVIN HEMPHILL, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 122, on the Plan of D.C. McGavock, Westmore and others, 2nd Edition to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 122 fronts 50 feet on the easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being a part of the same property conveyed to Johnny or Linda Burroughs of record in instrument No. 20040518-0058277, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property known as 1708 12th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 10/07/04 09:35 2pgs
Fees:13.00 Taxes:25.90
20041007-0121010

Executed on this 4 day of October, 2004.

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county, JOHNNY BURROUGHS and wife, LINDA BURROUGHS, the within named 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.

Witness my hand at office this 4 day of October, 2004.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $7,000.00.

AFFIANT

Subscribed to and sworn before me, this the 4 day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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