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This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 10/18/04 16:02 4pgs
Fees:23.00 Taxes:1424.50
20041018-0125217

GENERAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.	
Umbrella Investment Corporation		**Map**	**041**
P.O. Box 681946	**(Same)**	**Group**	**0000**
Franklin, TN 37068-1946		**Parcel**	**6700**

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Joel W. Hemphill and wife, LaBreeska R. Hemphill** (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Umbrella Investment Corporation** (hereinafter collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A tract of land in the Twelfth, formerly the Twenty-First, Civil District of Davidson County, Tennessee, situated on the east side of the Brick Church Turnpike and described as follows: Beginning in the middle of Brick Church Turnpike at the junction of Bell Lane, northwest corner of Mrs. Mary Demoville's Land, running thence east with the center of Bell Lane 78.41 poles to center of a culvert; thence North 9-3/4 deg. East 52.21 poles; thence North 2-3/4 deg. East 13.6 poles to a post; thence North 87-1/4 deg. West about 78.13 poles to a stone in the center of said Pike; thence with the center of said Pike, South 58 deg. East 20 poles, South 21 degrees West 54-1/2 poles to the beginning, containing 30 acres, more or less.

INCLUDED in the above description but EXPRESSLY EXCLUDED herefrom:
LAND in the 12th, formerly the 21st, Civil District of said County and State, described as follows: Beginning at the intersection of the easterly right-of -way of Brick Church Pike and the center line of Bell Grimes Lane; thence with the center of said Lane, South 85 deg. East 200 feet; thence northwardly 175 feet; thence westwardly 195.2 feet to the easterly right-of-way of said Pike; thence with said right-of-way line southwardly 175.3 feet to the beginning. BEING the same property conveyed to B. Y. Fuston and wife, Frances Fuston by Correction Deed filed in Book 2482, page 433, said Register's Office.

FURTHER INCLUDED but EXPRESSLEY EXCLUDED herefrom:
A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, situated on the

North side of Bell Grimes Lane and described as follows:

BEGINNING at a point where the property line between Fuston and Boyd intersects the present North margin of Bell Grimes Lane; thence North 2 deg. 15 min. East 8.5 feet along said property line to a point in the new relocated North margin of Bell Grimes Lane; thence South 87 deg. 33 East 636.47 feet along the new relocated North margin of Bell Grimes Lane to a point; thence South 88 deg. 18 min. East 411.09 feet, continuing along the new relocated North margin of Bell Grimes Lane to a point; thence South 88 deg. 44 min. 30 sec. East 3.45 feet continuing along the new relocated North margin of Bell Grimes Lane to a point in the property line between Boyd and Mays lands; thence South 8 deg. 30 min. West 8.69 feet along said property line to a point in the present North margin of Bell Grimes Lane; thence North 88 deg. 44 min. 30 sec. West 2.44 feet along the present North margin of Bell Grimes Lane to a point; thence North 88 deg. 18 sec. West 411.09 feet continuing along the present North margin of Bell Grimes Lane to a point; thence North 87 deg. 33 West 636.47 feet continuing along the present North margin of Bell Grimes Lane to the point of beginning and containing 0.20 acres, more or less.
Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed of record in Book 3984, page 481, said Register's Office.

FURTHER INCLUDED but EXPRESSLY EXCLUDED herefrom:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 20, 1982, and known as Job no. 82-123 as follows: Beginning at an iron pin set on the northerly margin of Bell Grimes Lane, formerly Bell Lane, said point of beginning being the southeast corner of this tract and also being in the westerly line of the Carl W. Mays land of record in Book 2036, page 165, Register's Office for said County; thence with the margin of the said Lane (25 feet from the centerline) North 82 deg. 23 min. 38 sec. West 192.00 feet to an iron pin; thence leaving the margin of the said Lane and severing the Fuston land, of which this is a part, North 14 deg. 54 min. 14 sec. East 469.42 feet to an iron pin; thence South 83 deg. 33 min. 14 sec. East 192.00 feet to an existing iron rod, the northwest corner of the said Mays land; thence with Mays line and a fence, South 14 deg. 50 min. 20 sec. West 473.27 feet to the point of beginning, containing 2.06 acres, more or less. BEING the same property conveyed to Carl W. Mays and wife, Kathleen 0. Nays by deed from B. Y. Fuston and wife, Frances Fuston, filed in Book 5920, page 383 as re-recorded in Book 5926, page 140, said Register's Office.

FURTHER INCLUDED but EXPRESSLY EXCLUDED herefrom:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 12, 1982, and known as Job No. 82-123-2, as follows: Beginning at an iron pin set on the northerly margin of Bell Grimes Lane, formerly Bell Lane, said point of beginning being the southeast corner of this tract and also being the southwest corner of a 2.06 acres tract conveyed to Carl W. Mays; thence with the margin of the said Lane (25 feet north of the centerline) North 81 deg. 43 min. 25 sec. West 399.43 feet to an iron pin; thence leaving the margin of the said Lane and severing the Fuston property, North 9 deg. 23 min. 04 sec. East 515.17 feet to an iron pin; thence South 82 deg. 46 min. 13 sec. East 641.91 feet to an iron pin set in a fence line; thence with the said fence South 14 deg. 50 min. 20 sec. West 54.75 feet to an existing iron rod, the northwest corner of the Carl W. Mays land of record in Book 2036, page 165, R.O.D.C.T. and also being the northeast corner of the said 2.06 acre tract conveyed to Mays; thence with the line of the said 2.06 acre tract, North 83 deg. 33 min. 14 sec. West 192.00 feet to an iron pin; thence South 14 deg. 54 min. 14 sec. West 469.42 feet to the point of beginning, containing 5.30 acres, more or less. BEING the same property conveyed to David R. Hemphill and wife, Leah Hemphill by deed from B. Y. Fuston and wife, Frances Boyd Fuston, of record in Book 5939, page 428, said Register's Office.

Being the same property conveyed to JOEL W. HEMPHILL AND WIFE, LABREESKA R. HEMPHILL, by deed of record as Instrument No. 20020620-0074393, said Register's Office

This is improved property commonly known as: **1340 Bell Grimes Lane, Nashville, TN 37207.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the **15th** day of **October, 2004.**

Joel W. Hemphill

Labreeska R. Hemphill

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Joel W. Hemphill and LaBreeska R. Hemphill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the **15th** day of **October, 2004.**

Notary Public

My commission expires 05-19-07.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is **$385,000.00**.

Affiant

Sworn to and subscribed before me this
15th day of **October, 2004**. .

Notary Public
My Commission Expires: 05-19-07

