Return to : First Title and Escrow Company, Inc.
File Number 23903 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/05 14:13 2 pgs
Fees:13.00 Taxes:5901.50

20050303-0023647

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,595,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2005.

Notary Public

My commission expires:_____

NOTARY PUBLIC (AFFIX SEAL)
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Terry A. Hemmings **Jane W. Hemmings**	NEW OWNER	**Map 145, Parcel 150.00**
1810 ~~1814~~ **Tyne Boulevard**		
Nashville, TN 37215		

FOR AND IN 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,

Cooper Cate Construction Company, Inc. a Tennessee corporation,

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

Terry A. Hemmings and Jane W. Hemmings, husband and wife

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. 4 on the Final Plat of Crow Subdivision, First Revision, of record in Instrument No. 20030919-019286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cooper Cate Construction Company, Inc. by Deed from Raymond Bohannon and Ronald Williams, of record in Instrument No. 20031006-0146852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1814 Tyne Boulevard, Nashville, TN 37215**, which has a mailing address of 1810 Tyne Boulevard, Nashville, TN37215

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 convenant 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 its hand(s) this **28th** day of **February, 2005.**

Cooper Cate Construction Company, Inc.

By:_____
Cooper Cate, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Cooper Cate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Cooper Cate Construction Company, Inc., within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2005.**



Notary Public

My Commission Expires: 4/10/05