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

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

MAP PARCEL NUMBER:
81 - 10 - 311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND FIVE HUNDRED DOLLARS ($9,500.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ANN OTEY, ANGELIA D. OTEY and ALAN A. OTEY, 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 a part of Lot No. 19 of the Subdivision of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts fifty (50) feet on what would be the easterly side of 25th Avenue North if 25th Avenue North were extended in a southerly direction (said street not actually so existing) and runs back between parallel lines 150 feet to a dead line, the northerly line being along the northerly line of said Lot 19.

Being the same property conveyed to Ann Otey, unmarried, Angelia D. Otey, unmarried and Alan A. Otey, by deed dated February 6, 1995 and recorded February 13, 1995 of record in Book 9593, Page 956, Register's Office for Sumner County, Tennessee.

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

This is unimproved property known as 1622 25th 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: 03/30/05 13:20 2 pgs
Fees:13.00 Taxes:35.15
20050330-0034568

Executed on this _____ day of March, 2005.

ANN OTEY

ANGELIA D. OTEY

ALAN A. OTEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ANN OTEY, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 10/24/05

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

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ANGELIA D. OTEY, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 10/24/05

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

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ALAN A. OTEY, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 10/24/05

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $9,500.00.

AFFIANT

Subscribed to and sworn before me, this the 24 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 10/24/05

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

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