State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Subscribed and sworn to before me, this 2nd day of May, 2005.

Affiant

My Commission Expires: My Commission Expires MAY 24, 2008

Notary Public

File No. N14044

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/05/05 16:02 2 pgs
Fees:13.00 Taxes:88.80
20050505-0051001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Kevin Hemphill		NAME: Kevin Hemphill	
STREET ADDRESS: 1817 & 1819 6th Ave N.		STREET ADDRESS: 1817 & 1819 6th Ave N.	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37208		ZIP CODE: 37208	
MAP & PARCEL NO.: 081-08-0-227.00 (TRACT I)			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Gladys Summers

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Kevin Hemphill

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

TRACT I:
Being parts of Lots Nos. 446 and 444 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office of Davidson County. Said parts of said lots Nos. 446 & 444 begin on the westerly margin of Sixth Avenue North, formerly High Street, 25 feet north of the northwest corner of said Sixth Avenue and an alley; thence with the westerly margin of said avenue northwardly 37-1/2 feet; thence westwardly in a straight line 127-1/2 feet, more or less, to a point on the easterly margin of an alley; thence with the easterly margin of said alley southerly 26 feet, more or less, to a point 25 feet north of the first mentioned alley; thence easterly and parallel with said alley 137 feet, more or less, to the beginning.

TRACT II:
Being the north 35 feet of Lot No. 444 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County.

Said part of said lot fronts 35 feet on the north side of 6th Avenue, North, and extends back 117 feet 3 inches on the north line and 130 feet more or less on the south line, to an alley in the rear and measures 35 feet more or less thereon.

TRACT I:
BEING the same property conveyed to Donald Arkovitz, Trustee and then on to Gladys Summers by Quit Claim Deed from Norman Ernest Jackson, dated 07/28/86, recorded 08/18/86, in Book 6951, Page 434, Davidson County, Tennessee.

TRACT II:
BEING the same property conveyed to Donald Arkovitz, Trustee and then on to Gladys Summers by Quit Claim Deed from Carrie Green (Deceased) and Norman Ernest Jackson (husband and sole surviving heir), dated 07/28/86, recorded 08/18/86, in Book 6951, Page 432, Davidson County, Tennessee.

This is improved property known as 1817 & 1819 6th Ave N., Nashville, TN 37208

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of May, 2005.

Gladys Summers

State of Tennessee
County of Davidson } ss

On this the 2nd day of May, 2005, before me, the undersigned Notary Public, personally appeared **Gladys Summers**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

JAY E. SCOTT
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
COMM EXPIRES JUNE 2, 2007

WARRANTY DEED