WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 10/21/05 11:12 2 pgs
Fees:13.00 Taxes:310.80

20051021-0127250

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Hemphill	New Owner	081-11-O
(NAME)	(NAME)	(MAP)
1722 16th Avenue North	1146 Olmsted Drive	323.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37208	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Douglas A. Ford and wife, Ruth P. Ford, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kevin Hemphill, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the north one-half of Lot No. 295, on the Map of D. T. McGavock and Others Addition, of record in Book 21, page 41, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Douglas A. Ford and wife, Ruth P. Ford, by deed from Ten Talents, LLC, a Tennessee limited liability company, dated April 12, 2005, of record in Instrument No. 20050415-0042124 as re-recorded in Instrument No. 20051021-0127249 Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1722 16th Avenue North, Nashville, Tennessee 37208

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 covenant 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 my/our hand(s) this 18th day of October, 2005.

Douglas A. Ford

Ruth P. Ford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Douglas A. Ford; Ruth P. Ford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of October, 2005.

Notary Public

My Commission Expires: 9/28/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN