Davidson County DEEDWARR
Recvd: 10/26/05 08:38 2 pgs
Fees:13.00 Taxes:74.00
20051026-0129052

ADDRESS NEW OWNER AND
SEND TAX BILLS:
KEVIN HEMPHILL
1146 Olmsted Drive
Murfreesboro TN 37128

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
81 - 8 - 229

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND DOLLARS ($20,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS B. SPELL, dba STB ASSOCIATE, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto KEVIN HEMPHILL, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 442 on the Plan of Lots known as North Nashville Real Estate Plan of Lots, a plan which is of record in Book 21, Page 105 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 442 fronts 52 feet and 1/2 inch on the westerly side of Sixth Avenue North (formerly High Street) and runs back 102 feet and 10 inches on the north line and 117 feet and 3 inches on the South line to an alley, fronting fifty feet on said alley.

Being the same property conveyed to STB Associate by Final Decree of record in Book 8671, Page 901, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1821 6th Avenue, N., 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 GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

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

Witness my hand this 13th day of October, 2005.

Thomas B Spell
THOMAS B. SPELL dba STB ASSOCIATE

STATE OF ~~Tennessee~~ D.C.
COUNTY OF ~~Davison~~ WASHINGTON

Personally appeared before me, the undersigned Notary Public of said county, THOMAS B. SPELL, 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 13th day of October,

Ethel R Poteat
NOTARY PUBLIC

My Commission Expires:

12-14-08

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

KVH
AFFIANT

Subscribed and sworn to before me, this the 21 day of October, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/09

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

OLDHAM & FERGUSON
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