THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22225J

MAP/GROUP/PARCEL:
080-04-0-109.00

NEW OWNER'S NAME AND ADDRESS:
Kevin K. Hemphill
1146 Olmsted Drive
Murfreesboro, TN 37128

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/07/05 08:11 2 pgs
Fees:13.00 Taxes:170.20
20051107-0134311

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **THE ESTATE OF ORBIE D. NELSON and DORIS N. ROSE** hereinafter called Grantors, do hereby transfer and convey unto **KEVIN K. HEMPHILL**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN THE 2ND CIVIL DISTIRCT OF DAVIDSON COUNT, TENNESSEE, BEING LOT 2 OF THE PLAT OF THE ORBIE D. NELSON ESTATE PROPERTY, WHICH IS OF RECORD IN INSTRUMENT 20050126-0009780, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THE SUBJECT PROPERTY IS UNIMPROVED PROPERTY COMMONLY KNOWN AS 3101 DOAK AVE., NASHVILLE, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO ORBIE D. NELSON HEREIN BY DEED OF RECORD IN BOOK 10960, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ORBIE D. NELSON IS DECEASED AND THE GRANTORS HEREIN ARE THE CO-EXECUTORS UNDER THE WILL OF ORBIE D. NELSON WHICH HAS BEEN PROBATED AND IS OF RECORD IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

ALSO CONTAINING THE SAME PROPERTY CONVEYED TO DORIS M. ROSE (A/K/A DORIS N. ROSE) BY DEED OF RECORD IN BOOK 4872, PAGE 594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. 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 for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THE ESTATE OF ORBIE D. NELSON

Bettie Beazley, Co-Ex
BETTIE BEAZLEY, CO-EXECUTOR

Doris N. Rose Co-Ex
DORIS N. ROSE, CO-EXECUTOR

Doris N. Rose
DORIS N. ROSE, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BETTIE BEAZLEY AS CO-EXECUTOR OF THE ESTATE OF ORBIE D. NELSON, with whom I am personally acquainted, and who acknowledged that she as such Co-Executor with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 21st day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PERSONALLY appeared before me, the undersigned authority, DORIS N. ROSE, IN HER INDIVIDUAL CAPACITY AND AS CO-EXECUTOR OF THE ESTATE OF ORBIE D. NELSON, with whom I am personally acquainted, and who acknowledged that she as an individual and as such Executor with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 21st day of October, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $46,000.00

AFFIANT

Sworn to and subscribed before me, this the 21st day of October, 2005.

NOTARY PUBLIC
Exp. 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY