WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/05 12:15 4 pgs
Fees:23.00 Taxes:1439.30

20051107-0134601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$389,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERI KEMPF	**FIRST TENNESSEE BANK**	**124-0-74**
(NAME)	(NAME)	
3350 HOBSON PIKE	**1555 LYNNFIELD, BLDG. C 1ST**	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	**MEMPHIS, TENNESSEE 38119**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOYLE N. FORD, an unmarried person AND BARBARA FLIPPEN, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERI KEMPF, a single person and GAYE LYNN WILSON, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO DOYLE N. FORD AND BARBARA FLIPPEN, BOTH UNMARRIED BY QUITCLAIM DEED FROM DOYLE N. FORD OF RECORD IN BOOK 10377, PAGE 665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **3350 HOBSON PIKE, HERMITAGE, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of October, 2005.

DOYLE N. FORD

BARBARA FLIPPEN

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **DOYLE N. FORD, an unmarried person AND BARBARA FLIPPEN, an unmarried person** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

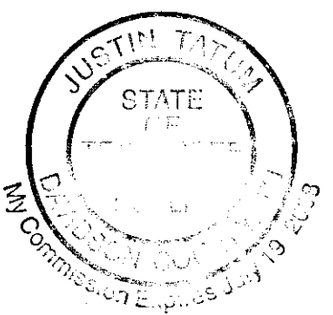

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, and being more particularly described as Tract 11 on an unrecorded survey by J. BRUCE RAINEY, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

BEGINNING at an iron pin on the southerly margin of HOBSON PIKE, said point of beginning being the Northeast corner of this tract and also being 2535.90 feet West of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said Pike, South 07 degrees 02 minutes 59 seconds West 488.46 feet to an iron pin; thence North 82 degrees 57 minutes 01 seconds West 49.30 feet to an iron pin; thence South 07 degrees 02 minutes 59 seconds West 209.58 feet to an iron pin; thence North 82 degrees 01 minutes 33 seconds West 265.14 feet to an iron pin; thence North 07 degrees 02 minutes 59 seconds East 205.30 feet to an iron pin; thence North 82 degrees 57 minutes 01 seconds West 44.50 feet to an iron pin; thence North 07 degrees 02 minutes 59 seconds East 419.80 feet to an iron pin on the southerly margin of said Hobson Pike; thence with the margin of said Pike, North 86 degrees 13 minutes 06 seconds East 365.41 feet to the point of BEGINNING.

TOGETHER with and subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels more particularly described as follows:

BEGINNING at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence leaving said Pike and with the easterly line of the above described tract, South 07 degrees 02 minutes 59 seconds West 25.45 feet to a point; thence leaving the easterly line of said Lot, South 86 degrees 13 minutes 06 seconds West 408.18 feet to a point; thence North 01 degrees 05 minutes 49 seconds East 25.09 feet to a point on the southerly margin of said Hobson Pike; thence crossing said Pike and continuing North 01 degrees 05 minutes 49 seconds East 79.59 feet to a point; thence with the northerly margin of said Hobson Pike, the following calls: South 86 degrees 10 minutes 00 seconds West 293.26 feet to a concrete highway monument; thence North 79 degrees 09 minutes 46 seconds

West 40.96 feet to a concrete highway monument; thence South 86 degrees 42 minutes 14 seconds West 73.26 feet to a concrete highway monument; thence with a curve to the left having a radius of 1004.93 feet and a long chord of 430.14 feet, said chord having a bearing of South 73 degrees 49 minutes 32 seconds West a distance along the curve of 433.49 feet to an iron pin; thence leaving said Hobson Pike and with the line of the U. S. Government land, North 54 degrees 53 minutes 45 seconds West 389.11 feet to an iron pin on the easterly margin of Granny Wright Lane; thence with the margin of said Lane, North 07 degrees 16 minutes 56 seconds East 28.27 feet to a point; thence leaving said Lane, South 54 degrees 53 minutes 45 seconds East 386.93 feet to a point; thence with a curve to the right having a radius of 1029.93 feet and a long chord of 425.62 feet, said chord having a bearing of North 74 degrees 15 minutes 31 seconds East a distance along the curve of 428.71 feet to a point; thence North 86 degrees 42 minutes 14 seconds East 76.59 feet to a point; thence South 79 degrees 09 minutes 46 seconds East 40.84 feet to a point; thence North 86 degrees 10 minutes 00 seconds East 317.29 feet to a point; thence South 01 degrees 05 minutes 49 seconds West 25.09 feet to a point on the northerly margin of said Hobson Pike; thence crossing said Pike and continuing South 01 degrees 05 minutes 49 seconds West 79.62 feet to a point; thence with the southerly margin of said Hobson Pike, North 86 degrees 13 minutes 06 seconds East 385.74 feet to the point of BEGINNING.