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Resty Title

Box 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:(__gj__) Title No: 47885
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/03/06 13:37 2 pgs
Fees:13.00 Taxes:3550.15

20060703-0079254

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel W. Hemphill Jr. Sue A. Hemphill 1313 Beddington Park Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 15902006600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$959,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry W. Driver II and spouse, Lynn Ware Driver**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel W. Hemphill Jr. and spouse, Sue A. Hemphill** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Hound's Run of record in Book 6900, page 167-171, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed Larry W. Driver, II and wife, Lynn Ware Driver by deed from Union Planters National Bank of record in Book 8935, page 793, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 167 - 171, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, Book 7238, page 736, Book 11719, page 845 Amendment to By-Laws in Doc. No. 20060206-0014746, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1313 Beddington Park, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2006.

Larry W. Driver II

Lynn Ware Driver

State of TENNESSEE

County of DAVIDSON

On this 19th day of June, 2006 , before me the undersigned authority, personally appeared Larry W. Driver II and Lynn Ware Driver , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY L. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires:

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $959,500.00

Affiant

Sworn and subscribed before me this the 19th day of June, 2006

Notary Public

My Commission Expires: 2/22/09

WILLIAMSON COUNTY, TN DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE