WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/07 11:42 2 pgs
Fees:13.00 Taxes:256.78
20070924-0113652

LARRY D. CRAIG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,400.00

Judi Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEAN M. KILLEEN	SAME	MAP 23 PAR 46
(NAME)	(NAME)	
5032 LICKTON PIKE		
(ADDRESS)	(ADDRESS)	
WHITES CREEK, TN 37189		
(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, **JOEL W. HEMPHILL, and wife, LaBREESKA R. HEMPHILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN M. KILLEEN, and wife, TERESA KILLEEN**, 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:

Being located on the east side of Crocker Springs Road, in the 10th Civil District, of Davidson County, Tennessee and described as follows:

BEGINNING at a stone in the edge of Crocker Springs's Road, being the northwest corner of Huber and Georgia Mai Lanier's lot; thence North 72 degrees East 5 chains to a stone; thence North 23 degrees West 1.10 chains to a stone corner; thence South 72 degrees West 5 chains to a stone corner at base of hill; thence South 23 degrees East 1.10 chains to the beginning, containing 5.50 chains more or less.

Being the same property conveyed to Joel W. Hemphill and wife, LaBreeska R. Hemphill by deed of record in Instrument No. 20031009-0150249, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2288 CROCKER SPRINGS ROAD, GOODLETTSVILLE, TN 37072
(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 17th day of September, 2007.

Joel W. Hemphill
JOEL W. HEMPHILL

LaBreeska R. Hemphill
LaBREESKA R. HEMPHILL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOEL W. HEMPHILL, and wife, LaBREESKA R. HEMPHILL the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008