WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2007.

Notary Public

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

RECORD AND RETURN TO:
TIMOTHY FERGUSON, ATTORNEY AT LAW
365 W. MAIN STREET
HENDERSONVILLE, TN 37075

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

Davidson County DEEDWARR
Recvd: 11/14/07 14:50 2 pgs
Fees:13.00 Taxes:388.50

20071114-0133744

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
PEGGY S. COOK	COUNTRYWIDE HOME LOANS, INC.	MAP 51-01 PAR 49.00
(NAME)	(NAME)	
1060 Due west Ave N.	6400 LEGACY DRIVE, PTX-137	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	PLANO, TX 75024	
(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 HEMPHILL, and wife, LaBREESKA HEMPHILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEGGY S. COOK**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated to Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot #76 on the unrecorded Map of Due West Valley Acres, and described according to a preliminary plan of said Subdivision, made by H.R. Swann, Jr., Surveyor, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, at the common corner of Lots #75 and #76 on said plan, said point being 200 feet east of the east margin of an unnamed 50 foot road shown on said plan; thence with the line between said lots, southerly 500 feet to a point; thence easterly 108.68 feet to a point, the corner of lots #76 and #77; thence with the line between said lots, northerly 500 feet to the southerly margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to Joel Hemphill and wife, LaBreeska Hemphill by Warranty Deed recorded in Instrument No. 20041104-0132921, Register's Office for Davidson County, Tennessee.

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

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

This is improved property, known as 925 DUE WEST AVENUE NORTH, MADISON, TN 37115
(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 2nd day of November, 2007.

JOEL HEMPHILL

LaBREESKA HEMPHILL

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

Before me, the undersigned, a Notary Public, in and for the said County and State, JOEL HEMPHILL, and wife, LaBREESKA 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: 11/2/2007.

Commission expires: 2-10-08

Notary Public

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

My Commission Expires FEB. 10, 2008