07

REALTY TITLE

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090036722 DEEDWARR
Recvd: 06/03/09 11:01 2 pgs
Fees:13.00 Taxes:2405.00
20090603-0051120

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to me on June 1, 2009.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23936SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael B. Hemphill Natalie C. Hemphill 2725 Wortham Avenue Nashville, TN 37215	SUNTRUST MORTGAGE 901 SEMMES AVENUE RICHMOND, VA 23224	117-02-118

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David B. Scott and wife, Elizabeth M. Adams Scott, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael B. Hemphill and Natalie C. Hemphill, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Block 4 on the Plan of Stokes Tract of record in Plat Book 974, page 24, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to David B. Scott and wife, Elizabeth M. Adams Scott, by Deed from William M. Akers and wife, Walton C. Akers, of record in Book 10856, page 844, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to matters shown on plan of record in Book 974, page 24, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2725 Wortham Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on June 1, 2009.

David B. Scott

Elizabeth M. Adams Scott

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 1, 2009, before me personally appeared David B. Scott and Elizabeth M. Adams Scott 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 that they executed the same as their free act and deed.

Witness my hand and official seal on June 1, 2009.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067