BILL GARRETT, Davidson County
Trans:T20100011075 DEEDWARR
Recvd: 02/25/10 08:47 2 pgs
Fees:13.00 Taxes:185.00
20100225-0014260

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frank C. Hemphill, et ux 5041 Reeder School Rd. Greenbrier, TN 37073	Same as New Owner	Map 18-16 Parcel 37

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EQUITY TRUST COMPANY CUSTODIAN FBO DAVID MICHAEL WILLIAMS IRA, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto FRANK C. HEMPHILL and wife, BLANCHE GAIL HEMPHILL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Timnon Place Subdivision of record in Plat Book 5800, page 79, Register's Office for Davidson County, Tennessee, described according to a survey by Donald R. Carver, Tennessee No. 271.

Said Lot No. 1 fronts a total of 131.16 feet on the northerly side of New Brick Church Pike and runs back 113.63 feet on the westerly line and runs back on th easterly line on a curve with a radius of 25 feet, a distance of 43.63 feet to a point on Dickerson Road and continues on said easterly line 84.01 feet to a point and measures on the rear line 140.97 feet.

BEING the same property conveyed to Equity Trust Company Custodian FBO David Michael Williams IRA by deed from Mid Ohio Securities Corp., Custodian for Daniel C. Bertell, IRA of record in Instrument No. 20041228-0153274, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 502 N. Main Street, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 5800, page 79, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

EQUITY TRUST COMPANY CUSTODIAN
FBO DAVID MICHAEL WILLIAMS IRA

BY: Leonard J. Gibel
CORPORATE ALTERNATE SIGNER

"GRANTEES"

FRANK C. HEMPHILL

BLANCHE GAIL HEMPHILL

STATE OF Ohio)
COUNTY OF Lorain) Leonard J. Gibel DB

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared XXXXXXXXXXXXXXXX, with whom I am personally acquainted and who acknowledged ~~self~~ to be the _____ of EQUITY TRUST COMPANY CUSTODIAN FBO DAVID MICHAEL WILLIAMS IRA, the bargainor, and as such CORPORATE ALTERNATIVE SIGNER, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by ~~himself~~ as ~~CORPORATE~~ ALTERNATIVE SIGNER

WITNESS my hand, at office, this the 11 day of February, 2010.

NOTARY PUBLIC

SHANNON BYRD
Notary Public, State of Ohio
My Commission Expires
October 29, 2012

My Commission Expires: 10/29/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHUSBAND and wife, SWIFE, and FRANK C. HEMPHILL and wife, BLANCHE GAIL HEMPHILL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of February, 2010.

NOTARY PUBLIC

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Dec. 28, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of February, 2010.

NOTARY PUBLIC

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Dec. 28, 2013