GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120077657 DEEDWARR
Recvd: 10/12/12 10:30 3 pgs
Fees:18.00 Taxes:782.55
20121012-0093578

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $ 211,500 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 10th day of October, 2012.

Notary Public

My Commission Expires: May 3, 2016

CRYSTAL ALLISON BURCHETTE-JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
William Trent Hemphill and Joel W. Hemphill, Jr. 7471 Old Hickory Blvd Whites Creek, TN 37189	Same	Map - **40** Parcel - **27**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William S. Yeaman, Jr.**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William Trent Hemphill and Joel W. Hemphill, Jr.**, in fee simple with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary, (collectively "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenant that Grantor is lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for 2012 real property taxes which Grantee has agreed to pay; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. Grantor is a single unmarried person.

Executed this 9 day of Oct, 2012.

WILLIAM S. YEAMAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. ALLEN REYNOLDS, III a Notary Public of said county, WILLIAM S YEAMAN, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in NASHVILLE, Tennessee, this 9 day of October, 2012.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Exp. JULY 7, 2014

Exhibit A

Legal Description

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 27, 2005 and known as Job No. 050084 as follows:

Beginning at an iron pin set on the Northerly Margin of Old Hickory Boulevard, said point of beginning being the Southwest corner of this property and also being the Southeast corner of the Peggy G. Schroeder and Dorothy Nickens property of record in Book 9831, page 842 R.O.D.C.Tn,; thence leaving the margin of the said Old Hickory Boulevard and with the line of Schroeder N05°28'51"E 1214.66' to an existing concrete monument; thence with the line of Pearlie B. Scott (Book 9703, pg. 323 R.O.D.C., Tn.) S88°47'17"E 95.75' to an existing concrete highway monument on the Right of way of Interstate Highway 24; thence with the margin of the said Interstate Highway 24 S39°22'17"E 90.45' to an existing iron pin; thence leaving the Interstate and with the line of William T. Hemphill (Book 9440, page 326 R.O.D.C., Tn.) S06°01'09"W 936.21' to an existing iron pin; thence with the line of Carolyn L. Burnett (inst #200104120036094 R.O.D.C., Tn.) S05°33'17"W 200.00' to an iron pin set on the margin of the said Old Hickory Boulevard; thence with the said margin S87°20'04"W 151.75' to the point of beginning, containing 4.24 acres more or less.

Being the same property conveyed to William S. Yeaman, Jr. and wife, Bonnie L. Yeaman by deed of record in instrument no. 20050708-0079477, said Register's Office.

This is unimproved property known as Map 40, Parcel 27, Old Hickory Boulevard, Whites Creek, TN 37189, and has never been the primary residence of Grantor or Grantor's spouse.

Being the same property quitclaimed by Bonnie L. Yeaman to William S. Yeaman, Jr. by deed of record in instrument no. 20070521-006016, Register's Office for Davidson County, Tennessee.