BILL GARRETT, Davidson County
Trans:T20130074662 DEEDWARR
Recvd: 08/28/13 16:03 2 pgs
Fees:13.00 Taxes:116.55
20130828-0091056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00.

Joel W. Hemphill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2013.

Howard M. Shipworth
NOTARY PUBLIC

HOWARD M. SHIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: JAN 9 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joel W. Hemphill 5322 Huffman Road Joelton, TN 37080	Joel W. Hemphill 5322 Huffman Road Joelton, TN 37080	015-00-0-056.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JESSIE PERRY, ADMINISTRATOR OF THE ESTATE OF BUFORD E. PERRY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOEL W. HEMPHILL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying and being n the 14th District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of the Nashville and Springfield Road, being a corner to Gailie W. Williams and B. F. Binkley, thence with the center of said road in a southerly direction 77 feet to a point in the center of said road; thence in an easterly direction 346 feet to a point; thence in a northerly direction 77 feet to a point in B. F. Binkley's south line; thence with Binkley's south line in a westerly direction 346 feet to the point of beginning. Said lot containing .61 acres, more or less.

Being the same property conveyed to Buford Edsel Perry and Nancy May Perry by deed from Mid-State Investment Corporation, of record in Book 4695, page 384, dated February 1, 1973, said Register's Office. Being further conveyed to Buford Edsel Perry by deed from Nancy May Perry, of record in Book 9015, page 91, dated June 23, 1993, said Register's Office. The said Buford Edsel Perry having since died intestate on or about May 10, 2011. The Order entered on February 4, 2013 in the Estate of Buford Edsel Perry, Docket No. 11p1311, in the Seventh Circuit Court for Davidson County, Tennesse, at Nashville, Probate Division, declared said estate insolvent and authorized the Administrator to sell subject property.

This improved property is known as 7460 Whites Creek Pk., Joelton, TN.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 27th day of August, 2013.

Jessie Perry, Administrator of the Estate of Buford E. Perry

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessie Perry, Administrator of the Estate of Buford E. Perry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of August, 2013.

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016