THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150025025 DEEDWARR
Recvd: 04/06/15 12:59 2 pgs
Fees:13.00 Taxes:166.50
20150406-0029621

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
SANKUMBA DIAOUNE 2161 Nolensville Pike Nashville, TN 37211	Same	018-16-0-037.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK C. HEMPHILL and wife, BLANCHE GAIL HEMPHILL,** have this day bargained and sold, and do hereby transfer and convey unto the said **SANKUMBA DIAOUNE,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Tinnon Place Subdivision, of record in Plat Book 5800, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 the 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 FRANK C. HEMPHILL and wife, BLANCHE GAIL HEMPHILL, by deed from EQUITY TRUST COMPANY CUSTODIAN FBO DAVID MICHAEL WILLIAMS IRA, of record in Instrument No. 20100225-0014260, dated February 11, 2010, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $45,000.00.
Subscribed and sworn to before me,
this 31 of March, 2015.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is unimproved property known as 502 North Main Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31 day of March, 2015.

FRANK C. HEMPHILL

BLANCHE GAIL HEMPHILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **FRANK C. HEMPHILL and wife, BLANCHE GAIL HEMPHILL,** the within named bargainors, 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 and official seal at Goodlettsville, Tennessee, this the 31 day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY