THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:

Hampton Construction &
Maintenance Company, Inc.
Suite 201
Brentwood, TN 37015

MORTGAGEE:

MAP-PARCEL NUMBERS:

172-2
161-14

BOOK 7105 PAGE 623

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert T. Phillips, William B. Phillips and Betty Phillips Hagan,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hampton Construction & Maintenance Company, Inc.,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the first Civil District of Davidson County, Tennessee, being Lot No. 106 on the Plan of Myrtlewood Estates, Section VI, as shown on Plat of record in Book 6050, page 300, of the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for complete details of description.

BEING part of the same property conveyed to Robert T. Phillips, William B. Phillips and Betty Phillips Hagan, by deed from Elmo Phillips and wife, Myrtle B. Phillips, of record in Book 5224, page 711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, setback lines and other matters shown on the referenced Subdivision Plat. This conveyance is further made subject to the restrictive covenants of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, said restrictions being incorporated herein by this reference.

No Restrictions

This is (un)improved property, known as Lot 106, Myrtlewood Estates, Section VI, Davidson County, 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is 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 Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of December, 1986.

Robert T. Phillips

William B. Phillips

Betty Ann Phillips Hagan
Betty Phillips Hagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1986, before me personally appeared Robert T. Phillips, William B. Phillips and Betty Phillips Hagan, 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.

Notary Public

My Commission Expires: 7/18/87

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Leon Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the Hampton Construction and Maintenance, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of December, 1986.

My Commission Expires: 7/18/87

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 36,500.00.

X Affiant

Subscribed and sworn to before me, this the 31st day of December, 1986.

My Commission Expires: 7/18/87

Notary Public

83167

IDENTIFICATION REFERENCE

Jan 13 12 21 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

ROBERT T. PHILLIPS ET AL

to:

HAMPTON CONSTRUCTION &
MAINTENANCE COMPANY, INC.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
dp

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7105 PAGE 625

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CANT.
[illegible] CRTAX
.50 [illegible]
[illegible] [illegible]
SHFFX 109.7[illegible]
[illegible] BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83167

IDENTIFI REFERENCE

JAN 13 12 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34204