BOX 15

BOOK 7141 PAGE 171

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 87

Notary Public

MY COMMISSION EXPIRES: 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Leon Hampton (NAME) | S A M E (no mortgagee) (NAME) | MAP 134-13 |
| 4813 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | parcel #141 |
| Nashville, TN 37211 (CITY) (STATE) (P O ZIP) | (CITY) (STATE) (ZIP) | 5DU-7791 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mitzi Dawn Sharoff, Administratrix of the Estate of Evelyn Lois Sharoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Hampton

HEREINAFTER CALLED 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. 280 on the plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office of said County.

Said Lot No. 280 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 107 feet on the westerly line and 119 feet on the easterly line to a dead line, measuring 71 feet thereon.

Previous conveyances were made subject to an easement of record in Book 3103, page 45, said Register's Office, 10 foot easement for public utilities along rear line of premises, 30 foot building setback line from Paragon Mills Road and conditions of owners certificate as shown on plan of record in Book 3300, pages 34, 35 and 36, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 3316, page 339, said Register's Office.

An amendment to agreement of record in Book 3311, page 276, said Register's Office, authorizes either Martin Zeitlin, Trustee, or Joe Zeitlin, Trustee, to execute any conveyance.

Being the same property conveyed to Evelyn Lois Sharoff by Quitclaim Deed from James Cristo Sharoff of record in Book 6259, page 197, Register's Office for Davidson County, Tennessee. The said Evelyn Lois Sharoff having since died.

This is unimproved ( ) improved (XX) property, known as 217 Paragon Mills Road, Nashville, TN 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 her hand this 18th day of February, 19 87

Mitzi Dawn Sharoff, Administratrix

2134

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitzi Dawn Sharoff

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February 19 87.

Commission expires 5-13-90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

FEB 19 2 09 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.5.2 3 9

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CASH
142.00 CSTAX
.50 PRFE
6.00 WD
CHECK 149.50-
02/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95239

IDENTIFICATION REFERENCE

FEB 19 2 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 47454