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172 Group 2 Parcel 104

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Mail

Send Tax Bills To:

New Owner

New Owner:

Mr. & Mrs. Garrett Monroe Hammonds
1607 South Oaks Drive
Nashville, TN 37211

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LEON M. HAMPTON, Grantor, have bargained and sold and by these presents DO transfer and convey unto GARRETT MONROE HAMMONDS, JR. and wife, DELORES HAMMONDS, Grantee, their heirs and assigns, the property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Myrtlewood, Section Nine, as shown on the plan of record in Book 6200, page 964, Register's Office for said County, to which reference is made for a more complete description, which is incorporated herein as if copied verbatim.
>
> Being part of the same property conveyed to Leon M. Hampton by warranty deed from Phillips Partners of record in Book 8194, page 204, said Register's Office.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Subject to easements of record in Book 7950, pages 227 and 230, said Register's Office; (2) Subject to all matters on the Plan of record in Book 6200, page 964, said Register's Office; (3) Subject to restrictions of record in Book 8194, page 197, said Register's Office; (4) 1990 taxes are a lien which will be paid by Phillips Partners.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

AND I, CONNIE L. HAMPTON, wife of LEON M. HAMPTON, hereby quitclaim and convey all of my right, title and interest in said property to Grantees, whether vested in me by virtue of my marriage to Grantor or otherwise.

WITNESS my hand(s) on this the 5th day of ~~September,~~ October CH, 1990.

LEON M. HAMPTON

CONNIE L. HAMPTON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kim D. Womack, a Notary Public of said County, LEON M. HAMPTON and wife, CONNIE L. HAMPTON, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 1990.

Kim D. Womack
NOTARY PUBLIC

KIM D. WOMACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-28-93

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is THIRTY FIVE THOUSAND DOLLARS ($35,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of October, 1990.

Kim D. Womack
NOTARY PUBLIC

My Commission Expires: 2-28-93

KIM D. WOMACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

63545 IDENTIF. TREFERENCE Oct 9 9 20 AM '90 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY TN.

8553 10/09/90 0101 03CHECK 122.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8213 PAGE 786

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 35000.00
				CON TX 115.50
				PRFEE 1.00
				MDEED 6.00
				TOTAL 122.50
				CHECK 122.50
		10/09/90	01	09:21 0001 8553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63545

IDENTIF. REFERENCE

OCT 9 9 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362818