This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 8480 PAGE 1

ADDRESS NEW OWNER:
Juliann A. DeSeta
228 McMahan Rd.
Goodletsville, TN 37073

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First National Bank
4990 Viewridge Avenue
San Diego, California 92186-5807

MAP AND PARCEL:
MAP 17
GROUP
PARCEL 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wallace Ray Hampton Jr. and wife, Renee Hampton** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juliann A. DeSeta, single**, 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. 9 on the Plan of the Resubdivision of Lots 9 & 12, Glaser Properties, Section 2, of record in Book 5210, page 284, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wallace Ray Hampton Jr. and wife, Renee Hampton by deed from W. Bruce McMeans and wife, Christine V. McMeans dated February 20, 1987, as of record in Book 7144, Page 315, Registers's Office for Davidson County, Tennessee.

This conveyance is subject to that certain indebtedness evidenced by a Deed of Trust of record in Book 7144, page 318, Register's Office, Davidson County, Tennessee, which, Grantee hereby expressly assumes and agrees to be responsible for all the terms and conditions of said note and security instruments evidenced thereby.

This is improved property known as 228 McMahan Rd., Goodletsville, TN 37072. Possession is to be given on November 1, 1991.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to roadway agreement of record in Book 6056, page 969 and all matters on survey of record in Book 5210, page 284, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Juliann A. DeSeta, single**, their heirs and assigns, forever; and we, **Wallace Ray Hampton Jr. and wife, Renee Hampton** 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of November, 1991.

Wallace Ray Hampton Jr.

Renee Hampton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Wallace Ray Hampton Jr. and wife, Renee Hampton** the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, Tennessee, this the 1st day of November, 1991.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/24/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 101,500.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of November, 1991.

John M. Lee
NOTARY PUBLIC
My Commission Expires: 4/24/95

JOHN M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5.9 8.5.0

IDENTIFICATION REFERENCE

Nov 5 3 44 PM '91

PICKED UP

6744 11/05 0101 03CHECK 382.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 3

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

CAMT 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 6.00
TOTAL 382.55
CHECK 382.55

11/05/91 01 15:46 0001 6744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 9. 8. 5. 0.

IDENTIFICATION REFERENCE

Nov 5 3 44 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 473886