\data/hampton.wd Map 172 Group 2 Parcel 105

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

Send Tax Bills To:

New Owner

~~9102 02/07 0101 03CHECK~~ 155.00

New Owner:

Mr. & Mrs. Richard Engel
4813 Myrtlewood
Nashville, TN 37211

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main
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, WE, LEON M. HAMPTON and wife, CONNIE HAMPTON, Debtor in Possession pursuant to the Chapter 11 Bankruptcy File No. 90-11131, United States Bankruptcy Court for the Middle District of Tennessee, Grantor, have bargained and sold and by these presents DO transfer and convey unto RICHARD C. ENGEL and wife, RHONDA C. ENGEL, Grantee, their heirs and assigns, the property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 108 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 the same property conveyed to Leon M. Hampton by warranty deed from Phillips Partners of record in Book 8194, page 200, 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 WE DO COVENANT with the said Grantee that we are 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 as follows: Easements of record in Book 7950, page 227 and 230, said Register's Office; All matters on the Plan of record in Book 6200, page 964, said Register's Office; Restrictions of record in Book 8194, page 197, said Register's Office. 1992 taxes are a

lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

GRANTOR DOES FURTHER COVENANT with the said Grantee that Grantor is acting as a Debtor in Possession under the authority of 11 U.S.C. Section 1107 and that conveyance of said property is in the ordinary course of business permitted under 11 U. S. C. Section 1108.

AND WE DO FURTHER COVENANT and bind ourselves, our 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.

WITNESS our hand(s) on this the 6th day of February, 1992.

82345

TENNESSEE REAL ESTATE TRANSFER TAX
FEB 7 '92

LEON M. HAMPTON

CONNIE HAMPTON

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, LEON M. HAMPTON and wife, CONNIE 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 6th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Forty Thousand Dollars ($40,000.00) 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 6th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 8545 PAGE 376

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 40000.00
CON TX 148.00
PRFEE 1.00
MDEED 6.00
TOTAL 155.00
CHECK 155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/92 01 08:07 0001 9102

82346

IDENTIFICATION REFERENCE

FEB 7 8 07 AM '92

DAVIDSON COUNTY, TN

No. 499703