BOOK 9451 PAGE 984

Box 19 B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Phillip C. Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 94

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PHILLIP C. HAMPTON (NAME) | SOUTHEASTERN MORTGAGE OF TN., INC. (NAME) | MAP 141-12-0-B |
| 7117 Bay Cove Trail (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | PARCEL 030C0 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37214-5014 (CITY) (STATE) (ZIP) | FB # 09D-68739 |

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, SHAWN M. WELLING AND WIFE, BRENDA BATSON WELLING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP C. HAMPTON, AN UNMARRIED MAN

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. 92, on the Plan of Southampton, Phase 2, of record in Book 5200, Page 595, as amended in Book 6150, Page 298, Register's Office for Davidson County, Tennessee.

SAID Lot No. 92 fronts 90 feet on the easterly margin of Bay Cove Trail and extends back between parallel lines a distance of 145.00 feet to a dead line.

BEING the same property conveyed to Shawn M. Welling and Brenda Batson, both unmarried, as tenants in common with right of survivorship, by Deed from Cathy Kay Coaker Vickers, an unmarried person, of record in Book 9252, Page 451, Register's Office for Davidson County, Tennessee. The parties having since married.

THIS conveyance is subject to Covenants, Conditions and Restrictions of record in Book 6120, Page 430, and corrected in Book 6189, Page 940, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

86682

IDENTIF. ↑ REFERENCE

94 AUG 31 PM 1:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 7117 Bay Cove Trail, Nashville, TN 37221
(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 our hand s this 30th day of August 19 94

SHAWN M. WELLING

BRENDA BATSON WELLING

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHAWN M. WELLING AND WIFE, BRENDA BATSON WELLING

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of August, 19 94.

Commission expires September 16, 1995

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

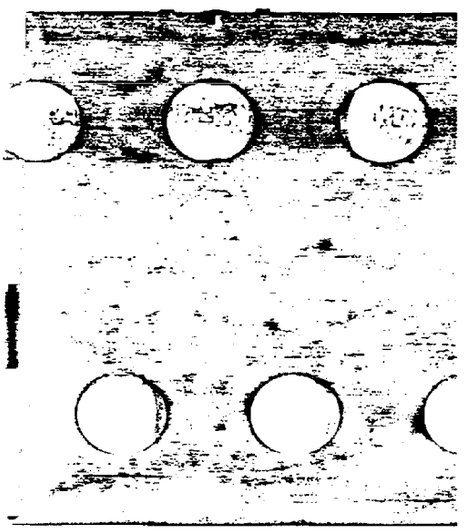
My commission expires _____

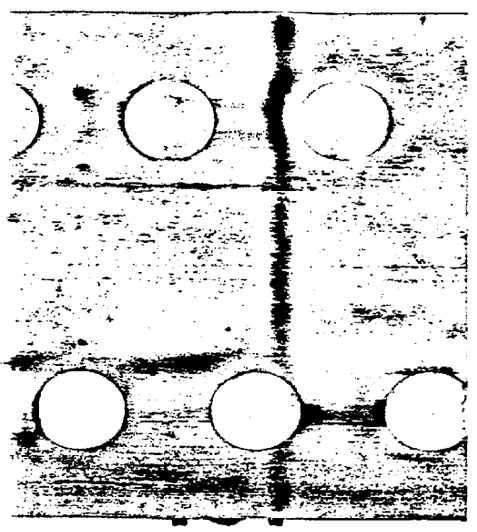
Notary Public

3889 08/31 0101 03CHECK
379.00



DCTN01W





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

RECEIVED OF _____

FOR _____

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

CAMT 100000.00
CON TX 6370.00
ERR CO
CON TX 6370.00-
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

08/31/94 01 13:38 0001 3889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86682
IDENTIF. & REFERENCE

94 AUG 31 PM 1:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830271