Bk 58

BOOK 9764 PG 31

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00
Deborah M. Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah M. Hampton	New Owner	MAP 162-16
(NAME)	(NAME)	
413 Leisure Lane		PARCEL 25 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William H. Sharpe and wife, Charline Sharpe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah M. Hampton, a single person

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. 25, on the plan of Second Revision, Section 2, Phase 1, Leisure Heights, as shown on plat of record in Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more particular descriptions.

THERE is further hereby conveyed a perpetual non-exclusive easement for ingress and egress by predestrian or vehicular traffic to said lots as said rights of ingress and egress to said lots as shown on the aforesaid plat.

THERE is further hereby conveyed as appurtenances to the aforesaid lots the designated parking spaces for said lots as set forth on the aforesaid plat to which reference is here made for a more complete description.

BEING the same property conveyed to William H. Sharpe and wife, Charline Sharpe, by deed from Athens Federal Savings and Loan Associaton, of record in Book 8259, page 54, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes, prorated and assumed by the Grantee(s) the day of closing; all matters as shown on the plan of record in Book 6900, page 440, restrictive covenants and by-laws of record in Book 6146, page 241; Book 6146, page 276; Book 6150, page 585; Book 6259, pae 862; and Book 7303, page 232; assessment of homeowners association dues; party wall for use in common with owner(s) of attached and appurtenant improvements; easements of record in Book 4984, page 569; Book 6145, page 226; Book 5020, page 739; Book 5025, page 614; Book 5287, page 976; Book 5287, page 979; Book 6303, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 413 Leisure Lane, Antioch, TN 37013
(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 15th day of August, 19 95

William H. Sharpe

Charline Sharpe

BOOK 9764 PG 32

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 William H. Sharpe and wife, Charline Sharpe

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 Nashville, Tennessee, this 15th day of August, 19 95

Commission expires 3/23/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and 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

CONTINUATION...

596; Book 6813, page 450; and Book 8105, page 268, said Register's Office; and to parties in possession.

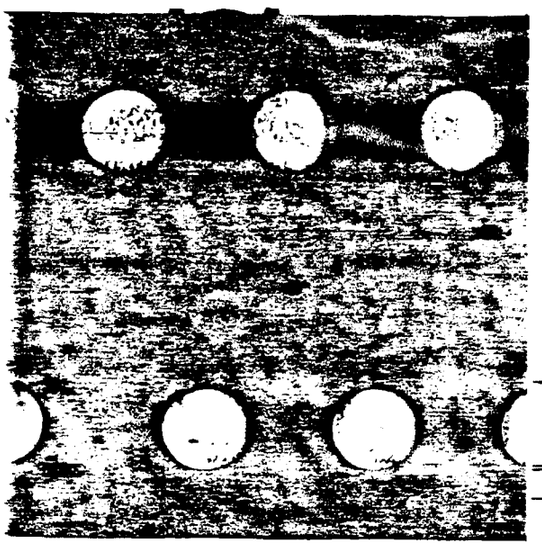
3118 08/16 0101 03CHECK 305.00

0090095

IDENTIF. ↑ REFERENCE

95 AUG 16 AM 10:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

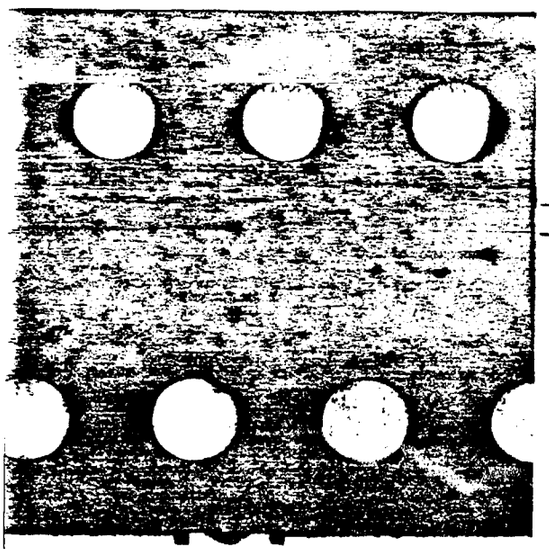
RECEIVED OF _____

FOR _____

BOOK 9764 PG 33

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

08/16/95 01 10:31 0001 3118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090095
IDENTIF. ↑ REFERENCE

95 AUG 16 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942095