STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF SEPTEMBER, 1996.

Notary Public

(AFFIX SEAL)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

My Commission Expires: 4/2/96

FILED SEP -7 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 00097560

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Ira T Leighton 154 Hardaway Drive Goodlettsville, TN 37072	SAME AS NEW OWNER	33-8-66

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CHARLES E. HAMPTON and wife, MAI O. HAMPTON**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **IRA T. LEIGHTON**, (the "Grantees"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 305 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for said County.

Said Lot fronts 75.05 feet on the southeasterly side of Hardaway Drive and runs back 275.4 feet on the northeasterly line and 190 feet on the southwesterly line, to a broken line in the rear measures 138.98 feet.

Being the same property conveyed to Charles E. Hampton and wife, Mai O. Hampton, by deed from Frank B. Head and wife, Sue Ann Head, of record in Book 5163, page 160, Register's Office, Davidson County, Tennessee.

This is improved property known as 154 Hardaway Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hand(s) this the 6th day of September, 1995.

Charles E. Hampton
CHARLES E. HAMPTON

Mai O. Hampton
MAI O. HAMPTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

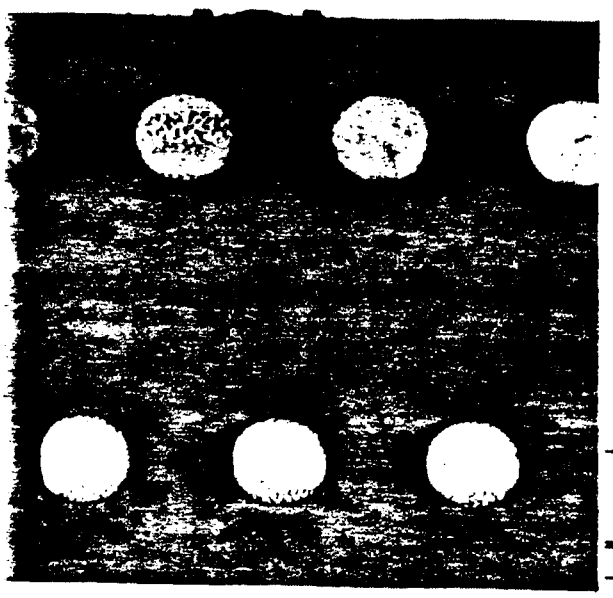
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Hampton and wife, Mai O. Hampton, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 6th day of September, 1995.

Deanne M. Catley
NOTARY PUBLIC

My Commission Expires: 4/21/96

1146 09/07 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

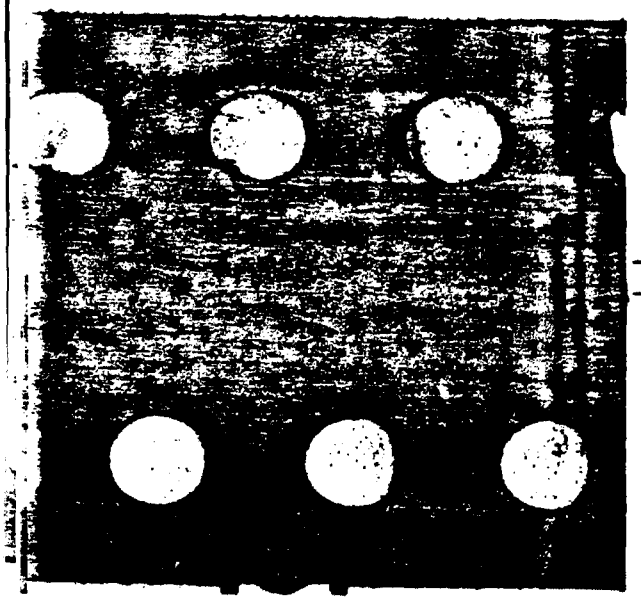
RECEIVED OF _____

FOR _____

BOOK 9787 PG 128

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

09/07/95 01 09:00 0001 1146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097560
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 8:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950040