BOOK 10676 PG 539

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Bobby Liles
1645 Springfield Hwy
Goodlettsville, TN. 37072

SEND TAX BILLS:
Same

Map 7, Parcel 55

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROBERT HAMPTON,** hereinafter called the Grantor, together with **TOMMY HAMPTON, as Executor and individually, and CHARLOTTE HAMPTON GREGORY,** have bargained and sold the following described property, and by these presents do transfer and convey the following described property unto **BOBBY LILES,** the following described property to wit:

**BEING** a parcel of land in the first precinct of the tenth councilmanic district of Davidson County, City of Goodlettsville, Tennessee and shown as part of parcel 055 on Davidson County property map 7 and being described as tract one according to a survey by George C. Gregory, registered land surveyor no. 1331, dated February 28, 1997, and known as project no. 97-103, as follows:

**BEGINNING** at an existing concrete highway monument in the east margin of Baker Station Road, said point of beginning being northerly 195.93 feet, more or less, from the east margin of Springfield Highway (Dickerson Pike) (U.S. Highway 41) as measured along said east margin of Baker Station Road and also being the northwest corner of property conveyed to Viola Krantz, of record in Deed Book 9693, Page 763, Register's Office of Davidson County, Tennessee and shown as parcel 176 on Davidson County property map 7, and also being the southwest corner of the parcel being described;

**THENCE** N 25 Degrees 13' 20" W. 102.03', with said east margin of Baker Station Road, to an existing concrete highway monument;

**THENCE** N 16 Degrees 54' 28" W. 215.61', continuing with said east margin of Baker Station Road to an iron pin set this survey, the southwest corner of tract two and the northwest corner of the parcel being described;

**THENCE** N 58 Degrees 44' 21" E. 514.16' to an iron pin set this survey at a point of change of direction in the north line of this parcel being described;

**THENCE** N 61 Degrees 27' 51" E. 548.11' to an iron pin set this survey at a point of change of direction in the north line of the parcel being described;

**THENCE** N 42 Degrees 42' 37" E. 459.80' to an iron pin set this survey at a point of change of direction in the north line of the parcel being described;

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**THENCE** S 66 Degrees 16' 17" E. 736.08' to an existing iron pin, a rear corner to lots 143 and 144 in Fox Chase Meadows Subdivision, the Southeast corner of tract two, and also being the northeast corner of the parcel being described;

**THENCE** S 03 Degrees 15' 23" W. 359.30' with the rear line of lots 144 and 145 to an existing iron pin at the base of a 48" oak tree;

**THENCE** S 11 Degrees 44' 30" E. 73.55' with the rear line of lots 145 and 146 to an existing iron pin (five feet southeast of a small tree and fence corner);

**THENCE** N 54 Degrees 45' 29" W. 891.78' with the north line of property conveyed to Jeffery D. West by deed of record in Book 9860, page 552, R.O.D.C., TN for 541.78 feet, to an existing iron pin at a fence corner;

**THENCE** with said Viola Krantz property and more or less with a fence as follows:
S 42 Degrees 42' 37" W 279.63' to a point;
S 61 Degrees 27' 51" W 300.25' to an existing iron pin;
S 45 Degrees 39' 00" W 102.55' to an existing iron pin;
S 61 Degrees 16' 44" W 240.50' to an existing iron pin;
S 00 Degrees 07' 03" W 62.05' to an existing iron pin;
S 42 Degrees 51' 32" W 483.66' to the point of beginning.
Containing 10.42 acres or 453.896 square feet, more or less.

**BEING** part of the same property conveyed to B.B. Adamson and wife, Ethel May Adamson by Deed from Curtis J. Greer and wife, Jenell O. Greer of record in Book 2044, page 251, Register's Office for Davidson County, Tennessee. **ALSO BEING** the same property conveyed to Robert Hampton by Affidavit of Inheritance (Real Estate) of record in Book 10568, page 26, Register's Office for Davidson County, Tennessee. **ALSO BEING** the property devised and bequeathed to Robert (Bobby) Hampton under the Will of Ethel May Adamson probated in the Davidson County Probate Court in 95R - Page 1741 and in Will Book 201, Page 542. In said Will Tommy Hampton was appointed Executor of the Estate of Ethel May Adamson and he joins to convey any interest, if any, he may have as Executor and individually in said property. Additionally, Charlotte Hampton Gregory, sister of Robert Hampton, joins to convey any interest that she may have in said property.

**THIS** conveyance is made subject to 1997 taxes which are to be paid by the Grantor named herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and the Grantors do covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs, successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 5th day of November, 1997.

Robert Hampton
**ROBERT HAMPTON**

Tommy Hampton
**TOMMY HAMPTON**

Charlotte Gregory Hampton
**CHARLOTTE GREGORY HAMPTON**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **ROBERT HAMPTON,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 5th day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 03/30/1999

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **TOMMY HAMPTON,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 4th day of November, 1997.

Debbie D Dunn
NOTARY PUBLIC

My Commission Expires: Commission Expires June 5, 2000

925 11/07 0101 03CHECK 294.50

97 NOV -7 AM 10:36
FELIX Z. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0367637

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **CHARLOTTE GREGORY HAMPTON,** with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 4th day of November, 1997.

Debbie O'Dell
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 24, 1998

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Bobby Ruth
AFFIANT

Subscribed and sworn to before me this the 5th day of November, 1997.

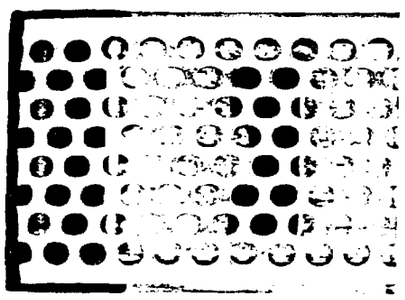
NOTARY PUBLIC

My Commission Expires: 03/30/1999

c:\hampton.wd

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

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



RECEIVED OF _____

FOR _____ BOOK 10676 PG 543

| | | |
|---|---|---|
| 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 | 75000.00 |
| CON TX | 277.50 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| TOTAL | 294.50 |
| CHECK | 294.50 |

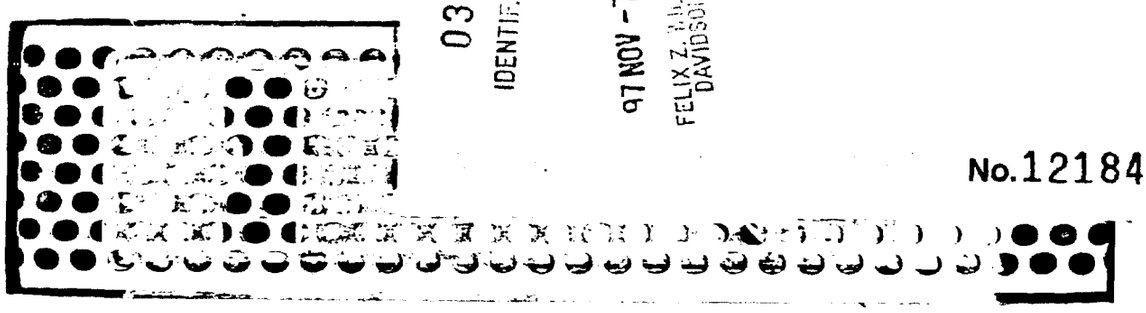
11/07/97 01 10:38 0001 9251

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0367637
IDENTIFICATION REFERENCE

97 NOV -7 AM 10:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1218446