Bk/

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON** BOOK 11039 PAGE 892

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF JULY, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hampton	**NationsBanc Mortgage Corporation**	**147-8-49**
(NAME)	(NAME)	
4837 Humber Drive	**P.O. Box 35140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Louisville, KY 40232**	
(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, **Keith R. Peuse, unmarried and Debra S. Severson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Hampton and wife, Kelly Hampton**, 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. 59 on the Plan of Beverly Heights Section 5 of record in Plat Book 2331, Page 42, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Keith R. Peuse and wife Debra S. Severson by deed of record in Book 7198, Page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **4837 Humber Drive, Nashville, TN 37211**
(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.

0468055
IDENTIF. & REFERENCE

98 JUL 29 PM 12:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7559 07/29 0101 03CHECK 325.50

Witness **my/our hand(s)** this **24th day of July, 1998**.

Keith R. Peuse

Debra S. Severson

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 Keith R. Peuse and Debra S. Severson the bargainors, 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 24th day of July, 1998.

Notary Public

Commission expires: 5/26/02.

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11039 PAGE 894

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY 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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 325.50
CHECK 325.50

07/29/98 01 12:07 0001 9558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468055
IDENTIF. ↑ REFERENCE

98 JUL 29 PM 12:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325184