Box 35

BOOK 11082 PAGE 948

# WARRANTY DEED

File No: 00287906

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James P. Saunders | Owner | Map 131-09-B |
| Martine K. Saunders<br>106 Sheffield Court | [NAME] | Parcel 7.00CO |
| [STREET ADDRESS OR ROUTE NUMBER]<br>Nashville, TN 37215 | [STREET ADDRESS] | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

James R. Hampton and wife, Frances D. Hampton,

have this day bargained and sold, and do hereby transfer and convey unto the said James P. Saunders and wife, Martine K. Saunders, as tenants by the entireties

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2321 08/26 0101 03CHECK 1069.50

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Wilson } for this transfer is $ 285,000.00

Subscribed and sworn to before me, this the 25TH day of AUGUST, 19 98

James P. Saunders
Affiant

Linda V. Jones
Notary Public
Linda V. Jones

[Affix Seal]

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

unimproved ( )
This is improved (X) property known as 106 Sheffield Court, Nashville, TN 37215
[House Number] [Street] [P.O. Address] [City or Town]

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

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

Whenever 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 hands this 25TH day of AUGUST, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R. Hampton

Frances D. Hampton
Frances D. Hampton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State James R. Hampton and wife, Frances D. Hampton,

the within named 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 Williamson COUNTY, Tennessee, this 25TH day of AUGUST, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones
Notary Public

Commission expires My Commission Expires SEPT. 8, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

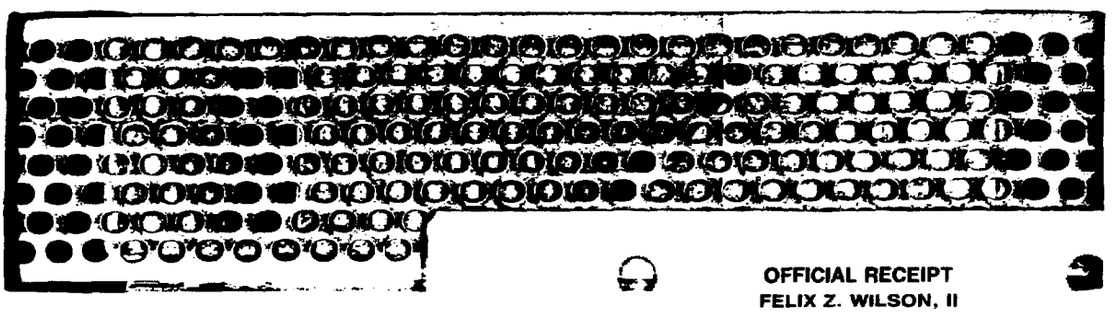
EXHIBIT "A"

A certain condominium unit in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 7, as shown on the recorded Plat of Sheffield Condominiums, Phase II, a condominium development, as of record in Book 5200, page 474, Register's Office for Davidson County, Tennessee, reference to which is heremade for a more particular description.

Being the same property conveyed to James R. Hampton and wife, Frances D. Hampton, by deed from John T. Rochford and Carol J. Rochford, of record in Book 6041, page 698, Register's Office of Davidson County, Tennessee.

0479934
IDENTIF. + REFERENCE
98 AUG 26 PM 2:47



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

RECEIVED OF _____

FOR _____

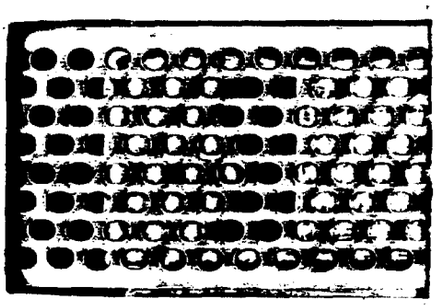
BOOK 11082 PAGE 951

| | | | |
|---|---|---|---|
| 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 285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1069.50
CHECK 1069.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2321



0479934
IDENTIF. # REFERENCE

98 AUG 26 PM 2:48

REGISTER
DAVIDSON CO. TN.

No. 1337803