0549436

REGIST. & REFERENCE

This instrument prepared by:
J. Nichols Shelton, Attorney
Thomas N. Jones & Associates
339 Main Street
Franklin, TN 37064

99 FEB 16 PM 3:25

NEW OWNER:

Scott McCawley
& Kim McCawley
122 Vaden Drive
Nashville, TN 37211

SEND TAX BILL TO:

same

MAP & PARCEL:

133-3-153

BOOK 11341 PG. 963

WARRANTY DEED

For and in 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, **Susan Louise Wirick-Estes, Phillip Hampton and David Lee Hampton, Heirs of the Estate of Bessie Sue Hampton,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Scott McCawley and wife, Kim McCawley**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 193 fronts 91.6 feet on the northerly side of Vaden Drive and runs back between lines 187.4 feet on the easterly line and 198.5 feet along a broken line on the westerly margin which lies at the rear of Lots 194 and 195 to a dead line in the rear, and measures 73 feet on said dead line.

Being the same property conveyed to Robert H. Hampton and wife, Bessie S. Hampton, by deed from Thomas Edgar Sparks and wife, Mary Leann Sparks, of record in Book 3819, page 545, Register's Office for Davidson County, Tennessee. Robert H. Hampton and Bessie S. Hampton having since died, leaving Susan Louise Wirick-Estes, Phillip Hampton and David Lee Hampton as sole heirs of subject property.

Subject to the following restrictions and conditions:

1. 1999 taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 1835, page 136, said Register's Office.
3. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 122 Vaden Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 12TH DAY OF FEBRUARY, 1999 IN FRANKLIN, TENNESSEE.

Susan Louise Wirick-Estes
SUSAN LOUISE WIRICK-ESTES

Phillip Hampton
PHILLIP HAMPTON

David Lee Hampton
DAVID LEE HAMPTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Susan Louise Wirick-Estes, Phillip Hampton and David Lee Hampton,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of February, 1999 in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $92,500.00.

Kimberly McCawley
AFFIANT

Sworn to and subscribed to me, the undersigned, this 12th day of February, 1999, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-2-2002

8338.9900 ml
mccawley.wd

305 02/16 0101 03:08:08 TOTO 252.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11341 PG. 965

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	92500.00
CON TX	342.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	353.25
CHECK	353.25

02/16/99 01 15:24 0001 6305

0549436

IDENTIF. ↑ REFERENCE

99 FEB 16 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425561