STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant Theresa C. Richardson

Subscribed and sworn to before me, this 18th day of April, 2003.

My commission expires 1/27/07

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 10:26 2pgs
Fees:13.00 Taxes:425.50
20030423-0054020

THIS INSTRUMENT WAS PREPARED BY
Lender's Express Title & Escrow, Inc.
25 Century Blvd, Suite 203
Nashville, TN 37214 2701090

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:
NAME: **James Hampton and Linda Hampton**	NAME: WASHINGTON MUTUAL BANK, FA
STREET ADDRESS: 312/314 Palenstine Ave	STREET ADDRESS: 2801 GATEWAY DRIVE #150
ADDRESS, CITY, STATE, ZIP CODE: 312/314 Palenstine Ave, Madison, TN 37115	LENDER CITY, STATE, ZIP CODE: IRVING, TX 75063
MAP & PARCEL NO.: 52-05-0-96	

Or 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,

Martin J. Crum and wife, Tanya M. Crum

Hereinafter Called Grantors, Have Bargained And Sold, And By These Presents Do Hereby Transfer And Convey Unto **James Hampton and Linda Hampton, married**

Hereinafter Called Grantee, Their Heirs And Assigns, A Certain Tract Or Parcel Of Land, Together With All Tenements, Hereditaments And Appurtenances Thereto, Located In Davidson County, State Of Tennessee, More Particularly Described As Follows:
All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, being Lot 12 on the unrecorded Map of Geo F. Roth's Resubdivision of Lots 19 and 23 on the Montague Subdivision, not of record in described according to a survey made by Dorris Boner, Surveyor, dated April 23, 1946, and further described in Deed Book 8587, Page 55, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Martin J. Crum and wife, Minnagene B. Crum by Deed from Floyd E. Robinson and wife, Joyce B. Robinson, dated 07/09/1997, recorded 07/16/1997, in Book 10531, Page 447, Davidson County, Tennessee Records.

FURTHER BEING the same property conveyed to Martin J. Crum by Quitclaim Deed from Martin J. Crum and Minnagene B. Crum, dated 12/30/1998, recorded 01/05/1999, in Book 11282, Page 99, Davidson County, Tennessee Records, pursuant to the case of Marty Crum vs. Minnagene Crum, Docket No. 98D-1576, in the Second Circuit Court for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Martin J. Crum and wife, Tanya M. Crum by Quitclaim Deed from Martin J. Crum, dated 12/30/1998, recorded 01/05/1999, in Book 11282, Page 101, Davidson County, Tennessee Records.

This Is Improved Property Known As

MC, JC

312/314 Palenstine Ave
Madison, TN 37115

To Have And To Hold The Said Tract Or Parcel Of Land, With The Appurtenance, 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.

In Witness Whereof, The Parties Of The First Part have hereunto set their hands and seals. Dated The Day And Year First Above Written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ x Martin J. Crum {SEAL}
Martin J. Crum

_____ Tanya M. Crum {SEAL}
Tanya M. Crum

State of Tennessee
County of Davidson } ss

On this the 18th day of April, 2003, before me, the undersigned Notary Public, personally appeared **Martin J. Crum and Tanya M. Crum**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 4/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES April 27, 2007