WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: [redacted]-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Hampton	Franklin American Mortgage	150-030-40200
(NAME)	(NAME)	
904 Kalvesta Ct.	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, Ann M. LeBouef and Carole B. Meers, Both Unmarries

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Hampton and husband, Gary 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:

Property located at 904 Kalvesta Court, Davidson County, Antioch, Tennessee 37013 AND:

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of "The Country", Section 8, Second Revision as of record in Book 6250, Page 912, said Register's Office.
Said Lot No. 368 fronts a total of 97.58 feet on the southerly margin of Kalvesta Court and runs back 124.95 feet on the easterly lot line and 121.92 feet on the westerly lot line to a line in the rear which measures a total of 64.20 feet thereon.

Being the same property conveyed to Ann M. LeBouef and Carole B. Meers as joint tenants with right of survivorship on 10/15/96, by deed from Arthur T. Cruthirds and wife, Connie C. Cruthirds, filed for record on 10/21/96, in Book 10231, page 567, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/28/03 17:42 2pgs
Fees:13.00 Taxes:506.53

20030728-0105529

unimproved ( )
This is improved (X) property, known as 904 Kalvesta Ct., Antioch, TN 37013
(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.

Witness our hand s this 26th day of June, 2003

Ann M. LeBouef

Carole B. Meers

Carole B. Meers

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 Ann M. LeBouef and Carole B. Meers

the 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 Goodlettsville, Tennessee, this 26th day of June, 2003.

Commission expires June 5-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

SABRINA A. TIGNOR NOTARY PUBLIC AT LARGE WILSON CO. TENN.

SABRINA A. TIGNOR NOTARY PUBLIC AT LARGE WILSON CO. TENN.