Return: McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 11/21/03 11:50 2pgs
Fees:13.00 Taxes:429.20
20031121-0169932

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2003.

Notary Public

My commission expires: 7/31/2004

NANCY A. CRUTCHER NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leocadio Perez **Maria Perez**	**America's Wholesale Lender**	**Map 165-14, Parcel 162**
1521 Water Oak Court	**7105 Corporate Drive**	
Antioch, Tennessee 37013	**Plano, Texas 75024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth Hampton, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leocadio Perez and wife, Maria Perez

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 277, on the Plan of Peppertree Forest Section 17, of record in Plat Book 8250, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth Hampton, by Warranty Deed from Stephen D. Daniel and wife, Cheryl Hart Daniel, dated November 29, 2000, of record in Instrument No. 20001201-0117847, Register's Office for Davidson County, Tennessee.

Melissa Hampton, wife of Kenneth Hampton, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 196, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7982, Page 736, 8757, page 607, Book 8983, page 772, Register's Office for Davidson County, Tennessee.
Charter for Homeowners' Association of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1521 Water Oak Court, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 13th day of November, 2003.

Kenneth Hampton By: A. Scott Hubbard Attorney-in-fact
Kenneth Hampton
By A. Scott Hubbard, Attorney-in-Fact

Melissa Hampton By: A. Scott Hubbard Attorney-in-fact
Melissa Hampton
By: A. Scott Hubbard, Attorney-in-Fact

_____

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, the within named A. Scott Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Kenneth Hampton and that he is authorized by Kenneth Hampton to execute this instrument on his behalf.

Witness my hand, at office, this 13th day of November, 2003.

Nancy A. Arnold
Notary Public

My Commission Expires: 10/31/2004

NANCY A. ARNOLD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, the within named A. Scott Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Melissa Hampton and that he is authorized by Melissa Hampton to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of November, 2003.

Nancy A. Arnold
Notary Public

My Commission Expires: 10/31/2004

NANCY A. ARNOLD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN