State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,400.00.

Subscribed and sworn to before me this 22nd day of March, 2004.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 30, 2005

Affiant

Notary Public

File No. 29270

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs. Inc.
205 Powell Place
Suite 227
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/16/04 12:28 2pgs
Fees:13.00 Taxes:500.98

20040416-0043092

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Eugene S. Hampton		NAME: Eugene S. Hampton	
STREET ADDRESS: 2588 Johnson Ridge Road		STREET ADDRESS: 2588 Johnson Ridge Road	
CITY: Antioch	STATE: Tennessee	CITY: Antioch	STATE: Tennessee
ZIP CODE: 37013		ZIP CODE: 37013	
MAP & PARCEL NO.: 149-06-0 158.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brian Johnson and wife, Janessa Johnson

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Eugene S. Hampton

Hereinafter called Grantee, his/her 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:

Being Lot No. 51, on the Plan of Oakwood, Phase 6, Section Two, a Planned Unit Development, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Brian Johnson and wife, Janessa Johnson by Quit Claim Deed from Janessa R. Baarda and Brian P. Johnson, dated 12/19/2001, recorded 12/21/2001, as Document No. 20011221-0141231, in the Register's Office of Davidson County, Tennessee Records.

This is improved property known as 2588 Johnson Ridge Road, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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 grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of March, 2004.

Janessa Johnson by Brian Johnson, attorney in fact
Janessa Johnson

Brian Johnson
Brian Johnson

State of Tennessee
County of Davidson } ss

On this the 22nd day of March, 2004, before me, the undersigned Notary Public, personally appeared Brian Johnson, 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.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Notary Public
My commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22 day of March, 2004, before me personally appeared Brian Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janessa Johnson as his/her attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Janessa Johnson.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 22 day of March , 2004.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

NOTARY PUBLIC
My Commission Expires:

WARRANTY DEED