WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

+Candace Clifton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 11-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & ~~Escrow, 3354~~ Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

#1248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Clifton	First Franklin Financial Coporation	136-10-29
(NAME)	(NAME)	
3541 Wood Bridge Drive	112 Townpark Drive, Suite 6150	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Kennesaw, GA 30144	
(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, Virginia L. Hampton, as Trustee of The James E. and Virginia L. Hampton Joint Revocable Living Trust, ~~and~~ under agreement dated July 28, 1993, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Clifton and Candace Clifton husband and wife,, 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 No. 485 on the Plan of Priest Lake Park, of record in Plat Book 5200, Pages 107, 108, and 109, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Hampton and Virginia L. Hampton, as Trustee of The James E. and Virginia L. Hampton Joint Revocable Living Trust, under agreement dated July 28, 1993, by deed of record in Instrument No. 20010117-0004858, Register's Office for Davidson County, Tennessee. James E. Hampton having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3541 Wood Birdge Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 07/28/04 14:23 2pgs
Fees:13.00 Taxes:590.15

20040728-0090453

Witness our hands this 20th day of July, 2004.

Virginia L. Hampton, as Trustee of The James E. and Virginia L. Hampton Joint Revocable Living Trust,

By: Virginia L. Hampton
Virginia L. Hampton

under agreement dated July 28, 1993

STATE OF TENNESSEE

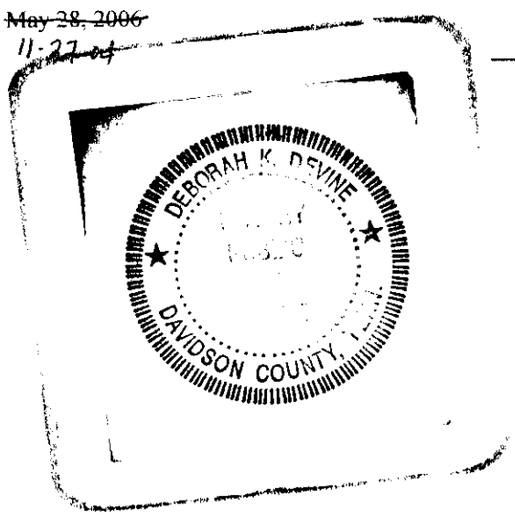
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Virginia L. Hampton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The James E. and Virginia L. Hampton Joint Revocable Living Trust, Under Agreement dated July 28, 1993 and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2004.

Commission expires: ~~May 28, 2006~~ 11-27-04

Deborah K. Devine
Notary Public



Return to:

Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#1248