Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040576

Davidson County DEEDWARR
Recvd: 12/10/04 10:23 2pgs
Fees:13.00 Taxes:421.06

20041210-0147195

Send Tax Bills To:
Guaranty Trust Company
2040 Broadmor Blvd, Ste. 100
Murfreesboro, TN 37129

New Owner is:
312-314 East Palestine Avenue
Madison, TN 37115

MAP: 52.05
PARCEL: 96.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Hampton and wife, Linda Hampton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jose Mario Lara , married** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, being Lot No. 12 on the unrecorded Map of Geo F. Roth's Resubdivision of Lots 19 and 23 on the Montague Subdivsion, 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 James Hampton and wife, Linda Hampton by Deed from Martin J. Crum and wife, Tanya M. Crum dated 4/18/03, recorded 4/23/03, in Instrument No. 20030423-0054020, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martin J. Crum and wife, Tanya M. Crum by Deed from Floyd E. Robinson and wife, Joyce B. Robinson, dated 7/9/1997, recorded 7/16/1997, in Book 10531, Page 447, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of November, 2004.

GRANTOR:

James Hampton

Linda Hampton by James Hampton as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **James Hampton** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of wife, Linda Hampton and who acknowledged that he executed the same as free act and deed of the said Linda Hampton and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Linda Hampton, and appearing of record in Record Book 1079, Page 819, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 23rd day of November, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $113,800.00.

Affiant

SWORN TO and subscribed before me this 23rd day of November, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 19, 2008