This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Robert Laux
7810 Cranberry Street
Anchorage, AK 99502

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
United Capital Mortgage, Inc.
186 Airport Plaza Dr. Ste A
Alcoa, TN 37701

Davidson County DEEDWARR
Recvd: 12/21/04 10:32 2pgs
Fees:13.00 Taxes:381.10
20041221-0151481

MAP	**43-9**
CTRL MAP	
GROUP	
PARCEL	**136**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Hampton and wife, Linda Hampton** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert Laux, unmarried**, hereinafter called the "GRANTEE", his 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, described as follows:Tracts No. 20 and 21 on the plan of Woodlawn Estates, Block "F" of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to James Hampton and wife, Linda Hampton by deed from Boyde W. Jones and wife, Patricia Ann Jones of record in Instrument no. 20030816-0118985, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **614 Deleware Avenue, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the **15th** day of **December, 2004**.

James Hampton

Linda Hampton

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Hampton and wife, Linda Hampton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2004.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 10/20/2008

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$103,000.00.**

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2004.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 10/20/2008

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY