THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/04/05 13:23 2 pgs
Fees:13.00 Taxes:484.33
20050204-0013347

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| Lisa D. Vaughan<br>5606 Royal Court<br>Hermitage, Tennessee | SAME | 87-05-A-117.00 |

FOR AND IN 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, Joe D. Hampton, III and wife, Bonnie Deann Hampton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa D. Vaughan, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 145, Final Plat Farmingham Wood, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Joe D. Hampton, III and wife Bonnie Deann Hampton from Verrall L. Dugger, unmarried by Warranty Deed dated March 19, 1997 and recorded May 27, 1997 in Book 10467, page 820 said Register's Office for Davidson County, Tennessee.

This is improved property known as: 5606 Royal Court, Hermitage, Tennessee 37076.

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, 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of January, 2005.

Joe D. Hampton, III

Bonnie Deann Hampton

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee D. Hampton III, and Bonnie Deann Hampton with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 28th day of January, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $130,900.00.

Lexi D Vaughan
Affiant

Subscribed and sworn to before me this 28th day of January, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE