Davidson County DEEDWARR
Recvd: 02/17/05 13:50 3 pgs
Fees:18.00 Taxes:118.40
20050217-0018254

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Georgia M. Kessler 5890 Lickton Pk Goodlettsville, Tn. 37075	Same as New Owner	Map 9 Parcel 92

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBIN L. HAMPTON and husband, CHARLES A. HAMPTON, and THERESA HARGROVE and husband, JAMES P. HARGROVE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto GEORGIA M. KESSLER, unmarried, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Richard B. Omohundro, dated April 1, 1967, as follows:

BEGINNING at a point in the southerly margin of Strawberry Hill Road, said point being the northwest corner of the property conveyed to Frank Allen and wife, Geneva May Allen, by deed from G. Howard Wilkinson, of record in Book 3129, page 327, Register's Office for Davidson County, Tennessee; thence along said margin of said road, South 50 deg. 56 min. East 600 feet to an iron pin; thence South 2 deg. 30 min. West 1397.7 feet to an iron pin set in Duke's northerly line; thence with Duke's line South 85 deg. 30 min. East 263.2 feet to a point; thence North 2 deg. 30 min. East 1425 feet to a point; thence North 39 deg. East 167 feet, more or less, to an iron pin set in Johnson's line; thence North 33 deg. 56 min. West along the lines of Johnson and Allen, 747.6 feet to an iron pin, the point of beginning, containing 15.65 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to Charles A. Hampton and wife, Karen J. Hampton, by deed from Frank Hampton and wife, Josephine Hampton, of record in Book 5071, page 547, Register's Office for Davidson County, Tennessee. This tract further being conveyed to Charles A. Hampton by quitclaim deed from Karen J. Hampton Biggs of record in Book 11246, page 962, said Register's office, being more particularly described as follows:

BEING a tract of land lying in the 14th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point N 50 deg. 56 min. E 25 feet from the west property corner of the Frank Hampton property and the south margin of Strawberry Hill Road; thence with said road N 50 deg. 56 min. E 150 feet to an iron pin; thence leaving said road S 33 deg. 56 min. E 585 feet to an iron pin; thence S 50 deg. 56 min. W150 feet to an iron pin; thence N 33 deg. 56 min. W 585 feet to the point of beginning, containing 2.0 acres, more or less.

BEING the same property conveyed to Robin L. Hampton and husband Charles A. Hampton, by Quitclaim Deed from Theresa Hargrove of record in Instrument No.

20040330-0035213 Register's Office for Davidson County, Tennessee. Theresa Hargrove is married to James P. Hargrove.

Theresa Hargrove and Teresa Hargrove are one and the same person.

Theresa Hargrove and husband, James P. Hargrove, are joining in this conveyance to clear up any cloud upon the title which may have been created by any of the previous deeds.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 7735 Strawberry Hill Road, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And, we, the GRANTORS, 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.

Joinder of Spouse: JAMES P. HARGROVE, husband of THERESA HARGROVE, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ROBIN L. HAMPTON

CHARLES A. HAMPTON

THERESA HARGROVE

JAMES P. HARGROVE

"GRANTEE"

GEORGIA M. KESSLER, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN L. HAMPTON and wife, CHARLES A. HAMPTON, and THERESA HARGROVE and husband, JAMES P. HARGROVE, and GEORGIA M. KESSLER, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of February, 2005.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of February, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE