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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24321-05-2005**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $305,500.00<br>Affiant<br>Subscribed and sworn to before me this 2nd day of June, 2005.<br>Notary Public<br>My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE |

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| James K. Christain<br>131 Hampton Place<br>Nashville, TN 37215 | SunTrust Mortgage, Inc.<br>201 4th Avenue North, 7th Floor<br>Nashville, TN 37219 | Map No.117.07-0C<br>Parcel No. 131.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bruce H. Gold**, *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James K. Christain,** unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 131 Hampton Place, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 2nd day of June, 2005.

Bruce H. Gold

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bruce H. Gold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2005.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Davidson County DEEDWARR
Recvd: 06/07/05 13:29 2 pgs
Fees:13.00 Taxes:1130.35

20050607-0065033

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 131 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, page 421, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed of record in Book 5891, page 897, said Register's Office.

Being the same property conveyed to Bruce H. Gold by deed dated 2/9/83 from Hampton Place Joint Venture, a Joint Venture composed of Four-O-One Financial Corporation and Roark, Inc. of record in Book 6004, page 796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Hampton Place Homeowners' Association of record in Book 5894, page 756. amended in Book 7570, page 314 and Book 7866, page 388, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hampton Place Townhomes, of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4110, page 257, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 421, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 5861, page 436, Register's Office for Davidson County, Tennessee.