THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 09/21/05 14:59 2 pgs
Fees:13.00 Taxes:925.00
20050921-0113666

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. James R. Hampton
432 Carphilly Court
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel:
Map: 54-14
Group: A
Parcel: 8 CO

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, **Brandywine Harbor Properties, LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James R. Hampton and wife, Linda M. Hampton**, hereinafter called the Grantees, their 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, Tennessee, being Lot No. 8 on the Plan of Brandywine Harbor of record in Book 11700, page 38, Register's Office for said County, to which plat reference is here made for a more detailed description of said lot.

BEING part of the same property conveyed to Brandywine Harbor Properties, LLC by deed from Herman E. Brown, Sr. and wife, Susan O. Brown, dated October 15, 1999, and recorded in Book 11705, page 691, said Register's Office.

This is unimproved property known as: 29 Harbor Cove Drive, Old Hickory, TN 37138

THIS conveyance is made subject to Declaration of Covenants, Conditions and Restrictions filed in Book 11704, page 356; By-Laws for homeowners association filed in Book 11704, page 372; all matters as shown on the recorded plat, all recorded in the Register's Office for Davidson County and all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

Wherever 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 7 day of September, 2005.

BRANDYWINE HARBOR PROPERTIES, LLC

BY: H. Eugene Brown

H. Eugene Brown, Chief Manager

By: Susan O. Brown

Susan O. Brown, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, H. Eugene Brown and Susan O. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary of BRANDYWINE HARBOR PROPERTIES, LLC, and that as such Chief Manager and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Chief Manager and herself as Secretary.

Witness my hand and official seal on this the 7 day of September, 2005.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me
this 7 day of September, 2005.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006