07

REALTY TITLE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

Notary Public

My Commission Expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/22/05 10:48 2 pgs
Fees:13.00 Taxes:897.25
20051122-0140981

ADDRESS NEW OWNER(S) AS FOLLOWS:
John R Bampfield, and Wife, Ashley C. Bampfield

5201 Anchorage Dr.
Nashville, Tennessee 37220

SEND TAX BILLS TO:
~~NEW OWNER~~
Wells Fargo Bank, N.A.
P. O. Box 10304
Des Moines, IA 50306-0304

MAP-PARCEL NUMBERS:

146-15-0-142.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kirby Cage Moore, unmarried hereinafter referred to as Grantors, hereby transfers and conveys toJohn R Bampfield, and Wife, Ashley C. Bampfield, hereinafter referred to as 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. 33 on the Plan of Haileywood Estates, Section II, of record in Book 2331, Page 81, Register's Office for said County, described as follows:
Beginning at a concrete monument in the southeasterly line of Rochelle Drive; thence southwestwardly with said Drive 115 feet to a concrete monument; thence southeastwardly 136.9 feet to a concrete monument; thence northeastwardly 140.0 feet to a concrete monument in the northeasterly line of Anchorage Drive; thence with said Anchorage Drive northwestwardly 111.9 feet to a concrete monument, the beginning of a curve; thence around said curve northwestwardly and southwestwardly 39.3 feet to the point of beginning.

Being the same property conveyed to Kirby Cage Moore by Warranty Deed from Vivian Keith of record in Book 5573, Page 414, Register's Office for Davidson County, Tennessee dated February 27, 1980.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2331, Page 81, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2481, Page 390, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5201 Anchorage Dr., Nashville, TN 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 whomsoever. 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 my hand this.

Kirby Cage Moore

Kirby Cage Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kirby Cage Moore, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 18th day of November, 2005.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

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