Davidson County DEEDWARR
Recvd: 12/02/05 11:24 2 pgs
Fees:13.00 Taxes:509.86

20051202-0145065

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$137,800.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joan Patterson-Hampton	**Countrywide Home Loans, Inc**	**021 037.00**
6239 Eatons Creek Road	**3011 Armory Drive #120**	
Joelton, TN 37080	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles W. Waller and wife, Barbara Lynn Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joan Patterson-Hampton, a married woman

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:

Being part of Tract No. 4, as shown on the survey of the division of George E. Anderson's farm, not of record, desribed according to a survey made by Hickerson and Hickerson, Engineers February 6, 1961, as follows: Beginning in the center of Eatons Creek Road at a point 500 feet N 28 degrees 15' E from the northeasterly corner of the property conveyed to W.T. Johns by deed of record in Book 2539, page 275, Register's for said County, and running thence N 87 degrees W 475 feet to an iron pin;thence, S 1 degrees 15' W 400 feet to an iron pin; thence N 87 degrees W 500 feet to an iron pin, being the northwesterly corner of property conveyed to Teddy M. Atkins, by deed of record in Book 3164, page 241, said Register's Office; thence, N 3 degrees 30' F 631 feet to an iron pin; thence S 81degrees E 956 feet to the center of Fatons creek Road; thence, with the center of said road, S 2 degrees 15' W 137.2 feet to the beginning, containing 7.9 acres, more or less, exclusive of the area within said roadway.

Being the same property conveyed to Charles W. Waller, and wife,, and Barbara Lynn Waller by deed from Oliver J. Waller, Jr., and wife, Anna M. Waller and Robert W. Waller, and wife, Shirley Ann Waller of record in Book 3182, Page 393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **6239 Eatons Creek Road, Joelton, TN 37080**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 30th day of November, 2005.

Charles W. Waller
Charles W. Waller

Barbara Lynn Waller
Barbara Lynn Waller

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Charles W. Waller and Barbara Lynn Waller**, the bargainor(s) 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 **30th** day of **November, 2005.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

