WARRANTY DEED

AT-20060003

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of January, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marcus F. Hampton Vickie L. Hampton	SAME	080-08-0 185.00
125 Twelve Stones Crossing		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Leland D. Watts, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and conveyed unto Marcus F. Hampton and wife, Vickie L. Hampton, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 158 on the plan of Section III, Bordeaux Hills, of record in Book 3600, page 34, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of LaGrange Drive, at the corner of Lots No. 157 and 158; thence northerly with said Drive, around a slight curve, 91.64 feet to a monument; thence northeasterly around a curve, 38.69 feet to a monument in the southerly margin of Hinkle Drive; thence easterly with said Drive, 61.54 feet to a monument; thence southerly along the east lot line, 91.45 feet to a corner of Lots Nos. 157 and 158; thence westerly along the line between said two lots, 80.92 feet tot he point of beginning.

Being the same property conveyed to Leland D. Watts from Deutsche Bank Trust Companies Americas, fka, Bankers Trust Company, as Trustee and custodian, by Saxon Mortgage Services, Inc. fka, Meritech Mortgage Services, Inc., as their attorney-in-fact by Special Warranty Deed dated July 28, 2003 and recorded August 21, 2003 in Instrument #20030821-0121638, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3244 LaGrange Drive, Nashville, TN 37218.

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, their 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 that 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 GRANTEE, 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/our hand(s) this 19th day of January, 2006

Leland D. Watts

Davidson County DEEDWARR
Recvd: 01/24/06 11:03 1 pgs
Fees:13.00 Taxes:440.30
20060124-0009033

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Leland D. Watts, the bargainor(s), 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 and official seal at Williamson Tennessee this 19th day of January, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY