Davidson County DEEDWARR
Recvd: 05/01/06 10:49 1 pgs
Fees:13.00 Taxes:340.40

20060501-0049483

WARRANTY DEED

AT-20060091

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of April, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

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 Hampton Vickie Hampton	SAME	082-07-0 397.00
125 West 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 convey unto Marcus Hampton and wife, Vickie 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. 7 on the Map of Millers Addition to Edgefield, as shown by plat and survey of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland D. Watts from United Companies Lending Corporation, a Delaware Corporation by Special Warranty Deed dated November 11, 1999 and recorded November 15, 1999 in Book 11743, page 223, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 813 Lischey Avenue, Nashville, TN 37207.

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 27th day of April, 2006

Leland D. Watts

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 27th day of April, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY