#600216

Davidson County DEEDWARR
Recvd: 05/18/06 11:27 2 pgs
Fees:13.00 Taxes:444.00

File Box 30

20060518-0058466

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

File Box 30

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

WARRANTY DEED

G-CB-06-1013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eladio Munoz	Countywide Homes, Inc	
1013 Pin Oak Drive	(NAME) 3011 Armory Dr. Ste	164-12 51.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) 37204 Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEOFFREY HAMPTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELADIO MUNOZ AND EVANQOLINA MUNOZ, HUSBAND AND WIFE, 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:

BEING LOT NO. 177 ON THE PLAN OF SECOND REVISION TO THE FINAL PLAT OF MEADOW WOODS, PHASE I, OF RECORD IN PLAT BOOK 9700, PAGE 570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

Becky Hampton joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO GEOFFREY HAMPTON BY WARRANTY DEED FROM BUTLER CONSTRUCTION, LLC, RECORDED ON THE 5TH DAY OF APRIL, 1999 IN DEED BOOK 11414, PAGE 432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 9700, Page 570; Book 10666, Page 748; and Book 10788, Page 10; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1013 Pin Oak Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of April, 2006.

Geoffrey Hampton

Becky Hampton

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

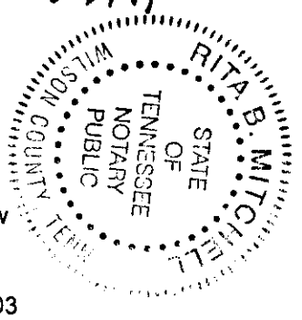
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geoffrey Hampton and Becky Hampton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903