WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 10:52 2 pgs
Fees:13.00 Taxes:148.00
20060807-0096322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Holman Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holman Shelton	Holman Shelton	164-00-0-094.00
(NAME) 3736 Pin Hook Road	(NAME) 3756 Pin Hook Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN. 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Lee Hampton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holman Shelton, 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:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 21, 1949, and more particularly described as follows:

Beginning at a railroad spike in the center of Pin Hook Road, the southwest corner of the land now owned by Daniel E. Taylor and wife, and the southeast corner of the Tune lands now owned by Whiteside; thence South 83 deg. 30 min. East 210 feet to another railroad spike; thence North 4 deg. 05 min. East 630 feet to a hickory and cedar pointers; thence North 83 deg. 30 min. West to a point in the dividing line between the Taylor land and the Tune land; thence South 4 deg. 05 min. West 630 feet to the beginning point in the center of Pin Hook Road.

Being the same property conveyed to DAVID LEE HAMPTON, by deed from ROBERT H. HAMPTON AND WIFE, BESSIE S. HAMPTON, of record in Book 5162, page 451, dated June 20, 1977, said Register's Office.

This property is being sold subject to a Demolition or Removal of Structure order of record as Instrument No. 20060505-0052636, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3736 Pin Hook Road, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 3rd day of August, 2006.

David Lee Hampton
David Lee Hampton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Lee 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August 2006.

Commission expires:

Notary Public

