WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/06 11:37 2 pgs
Fees:13.00 Taxes:422.91
20061201-0148483

FILE BOX 19B
06-11-028-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of November, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARCUS RAY HAMPTON, MARRIED (NAME)	**"NEW OWNER"** (NAME)	148-14
3936 East Ridge Drive (ADDRESS)	(ADDRESS)	20.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACK C. JOHNSON, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARCUS RAY HAMPTON, MARRIED**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 115 on the Plan of Locustwood, Section Two of record in Book 2331, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JACK C. JOHNSON by Deed from AARON L. SQUYRES, SUCCESSOR TRUSTEE BY TERESA LARSON, CO-TRUSTEE, dated October 19, 2005 of record in Instrument No. 20051110-0136392, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 2601, Page 453, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

DEANNA JOHNSON, spouse of the above named **JACK C. JOHNSON,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☐ property known as: 3936 East Ridge Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of November, 2006.

JACK C. JOHNSON

DEANNA JOHNSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACK C. JOHNSON AND WIFE, DEANNA JOHNSON**, 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 and official seal at Brentwood, Tennessee, this 29th day of November, 2006.

My Commission Expires: 03/31/07

Notary Public