This document prepared by (and after recording return to):		)
Name:	**Consumer Trust Title & Escrow, LLC**	)
Firm/Company:		)
Address:	**219 Ward Circle**	)
Address 2:	**Suite 5**	)
City, State, Zip:	**Brentwood, TN 37027**	)
Phone:	**(615) 369-0039**	)
		)

Davidson County DEEDWARR
Recvd: 12/21/06 11:53 3 pgs
Fees:18.00 Taxes:518.00

20061221-0157388

--------Above This Line Reserved For Official Use Only--------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MARCUS HAMPTON AND WIFE, VICKIE HAMPTON** hereinafter collectively referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **HERNANDEZ BURKLEY AND WIFE, MICHELLE D. BURKLEY** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF EASTMORELAND PLACE, ASOF RECORD IN BOOK 161, PAGE 170, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAIDLOT NO. 58 FRONTS 50 FEET ON THE WESTERLY SIDE OF MERIDIAN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED TO LELAND D. WATTS AND JAMES R. WATTS BY QUITCLAIM DEED DATED DECEMBER 3, 1985 AND RECORDED DECEMBER 6, 1985 IN BOOK 6729, PAGE 217, REGISTER'S OFIFCE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO CHRISTOPHER M. O'NEILL BY WARRANTY DEED OF LELAND D. WATTS AND JAMES R. WATTS DATED OCTOBER 17, 2005 AND RECORDED OCTOBER 18, 2005 IN INSTRUMENT NO. 20051018-0125755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO MARCUS HAMPTON AND WIFE, VICKIE HAMPTON BY WARRANTY DEED OF CHRISTOPHER M. O'NEILL DATED APRIL 5, 2006 AND RECORDED APRIL 11, 2006 IN INSTRUMENT NO. 20060411-0041423, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 71-15-26

This property is known as: **1334 MERIDIAN STREET, NASHVILLE, TN 37207**

Subject to all matters shown on the Plat of record in Book 161, Page 170, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 18th day of December, 2006.

MARCUS HAMPTON

VICKIE HAMPTON by Marcus Hampton her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS HAMPTON AND VICKIE HAMPTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of December, 2006.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN

Grantor(s) Name, Address, phone:
MARCUS HAMPTON
125 TWELVE STONES CROSSING
GOODLETTSVILLE, TN 37072
615-485-1668

Grantee(s) Name, Address, phone:
HERNANDEZ BURKLEY
1334 MERIDAN ST.
NASHVILLE, TN 37207

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$140,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of December, 2006.

Affiant

Marcus F. Hampton
Type or Print Name

Notary Public

(Seal) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

My commission expires:
My Commission Expires

W. Davis
Type or Print Name