PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 01/16/07 08:55 3 pgs
Fees:18.00 Taxes:638.25

20070116-0005669

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of January, 2007, by and between KEVIN B. TARATOOT, MARRIED, hereinafter called Grantor, and TERRI L. HAMPTON, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KEVIN B. TARATOOT, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TERRI L. HAMPTON, MARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7712 PORTER HOUSE DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

DANA DAVIS TARATOOT, wife of KEVIN B. TARATOOT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

KEVIN B. TARATOOT
Signature of Seller

DANA DAVIS TARATOOT
Signature of Seller Spouse

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, KEVIN B. TARATOOT, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at NASHVILLE, Tennessee, this 10TH day of January, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at Madison, Tennessee, this 10th day of January, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:
TERRI L. HAMPTON
7712 PORTER HOUSE DRIVE
NASHVILLE, TN

Person Responsible for Taxes:
Equifirst Corporation
500 Forest Point Circle
Charlotte, NC 28273

Property Address: 7712 Porter House Drive, Nashville, TN 37211

Map & Parcel #: MAP 173-09, PARCEL A070.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $172,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Terri L. Hampton
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 10TH day of January, 2007.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-7944

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to KEVIN B. TARATOOT, by Deed from NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, filed for record in Instrument Number 20031204-0174787, and re-recorded in Instrument Number 20040318-0030891, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 173-09, PARCEL A070.00).

2. All matters as set forth on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument Number 20030115-0006163, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All matters as set forth on the Plan of record in Plat Book 421, Page 146, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20020315-0032825, and as supplemented in Instrument Number 20021226-0158458, and Instrument Number 20021226-0158459, and Instrument Number 20020315-0032826 and 20020911-0110906, Register's Office for DAVIDSON County, Tennessee.

5. Easements of record in Instrument Numbers 20011129-01303222, 20011106-0121932, 20011112-012853, and 20020408-0042676, Register's Office for DAVIDSON County, Tennessee.

6. Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, Register's Office for DAVIDSON County, Tennessee.

7. Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public thereon.

8. Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument Number 20020501-0053757 and re-recorded as Instrument Number 20020507-0056338, Register's Office for DAVIDSON County, Tennessee.

9. Rights of others in and to the common areas of Lenox Village.

10. Access Easement for right of way and sign as retained by Lord's Chapel Church in deed of record in Instrument Number 20010103-0000903, Register's Office for DAVIDSON County, Tennessee.

11. Subject to lien for special assessments as contained in the restrictions.

12. Sanitary Sewer and/or Storm Water Detention Agreement of record in Book 7361, page 230, Book 7985, Page 449, and as Instrument Number 20010918-0100850, Register's Office for DAVIDSON County, Tennessee.

13. Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from diminution and pollution.