THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26377-03-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $35,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2007. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Paul Thibedeau, Tina Thibedeau Old Hickory Boulevard Whites Creek, TN 37189	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 038-00-141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~Charles Ex Hampton and wife,~~ **Peggy N. Hampton** *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Thibedeau and wife, Tina Thibedeau** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is unimproved property located at Old Hickory Boulevard, Whites Creek, TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2007.

Peggy N. Hampton

Charles E. Hampton by Peggy N. Hampton AIF
Charles E. Hampton
By Peggy N. Hampton, as his Attorney in Fact
By Power of Attorney of record as Instrument No. 20060118-0006507, Register's Office*

Davidson County DEEDWARR
Recvd: 05/01/07 14:12 2 pgs
Fees:13.00 Taxes:129.50
20070501-0051928

*for Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peggy N. Hampton** 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, at office, this 30th day of April, 2007.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Peggy N. Hampton, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Charles E. Hampton as his Attorney-In-Fact, and as the free act and deed of the within named Charles E. Hampton.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of April, 2007.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:
Located in the 14th District of said County, beginning at an iron pin and power poles on the N. margin of Old Hickory Boulevard, S.W. corner of a small tract owned by Wallace L. Carney, formerly a part of this tract; thence leaving said Boulevard, N. 8 deg 30' E. 307 feet to a point on the S. side of 20 foot easement road to this property; also the N.W. corner of said Carney Tract; thence crossing the 20 foot easement, N. 4 deg. 15' E. 220 feet to a corner fence post, a corner of the Detchron property; thence with the Detchron line, N. 76 deg. W. 663 feet to an iron pin and a corner fence post, Detchron's S.W. corner; thence generally with an old fence line, S. 15 deg. E. 301 feet to an iron pin, the N.E. corner of Swafford tract; thence with Swafford's E. line, S. 27 deg. E. 515 feet to an iron pin in the N. margin of Old Hickory Boulevard; thence with N. margin of said Boulevard, N. 77 deg. E. 183 feet to a stake; thence N. 80 deg. E. 100 feet to the beginning, containing 6.99 acres, more or less.

Being the same property conveyed to Charles E. Hampton and wife, Peggy N. Hampton, by deed dated August 18, 1977, from Larry A. Perry and wife, Wanda L. Perry, of record in Book 5184, page 540, Register's Office for Davidson County, Tennessee. Charles E. Hampton has since conveyed his interest in said property to Peggy N. Hampton by Quitclaim deed of record in Instrument No. 20060118-0006509, Register's Office for Davidson County, Tennessee, pursuant to power of attorney of record as Instrument No. 20060118-0006507, said Register's Office. Charles E. Hampton died on March 5, 2007.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easement for a 20 foot road of record in Book 5193, page 527, reinstated in Book 5184, page 540 and Instr. No. 20060118-0006509, Register's Office for Davidson County, Tennessee.