07-06-027-D

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $559,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of July, 2007.

Notary Public
My Commission Expires:
1/3/11

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin Hampton, et ux 3635 Valley Vista Road Nashville, TN 37205	SUNTRUST MORTGAGE 201 4th Ave N. 7th Floor Nashville, TN 37219	Map 104-13-0 Parcel 210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Niel Preston Lentz and wife, Mary Ann Lentz** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Justin Hampton and wife, Ansley Hampton** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 and the westerly half of Lot No. 9 of Block "B" on the Map of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 90 feet on the southerly side of Valley Vista Road and run back between lines 150.04 feet on the westerly line of Lot No. 8 and 138.295 feet, more or less, on the easterly line of part of Lot No. 9, to a dead line in the rear on which they measure 74 feet.

Being the same property conveyed to Neil Preston Lentz and wife, Mary Ann Lentz by deed from James G. Gregoric and wife, Donna D. Gregoric of record in Book 7893, page 844, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/13/07 13:28 3 pgs
Fees:18.00 Taxes:2068.30
20070713-0083728

This instrument is being executed in behalf of **NIEL PRESTON LENTZ** and **MARY ANN LENTZ** pursuant to a Power of Attorney executed by same on the 22nd day of June, 2007, and being filed for record in Instrument No. 20070713-0083727, and being recorded simultaneously herewith.

This description is the same as used in the last deed of record.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. County of Davidson taxes for 2007, a lien, but not yet due and payable, which have been prorated the payment of which is assumed by the Grantees;

2. Subject to all matters as shown on plat of record in Plat Book 547, Page 149, Register's Office for Davidson County, Tennessee; and

3. Permanent Appurtenant Easement for driveway encroachment of record in Instrument #200003160026886, Register's Office for Davidson County, Tennessee.

This is improved property known as 3635 Valley Vista Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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.

Niel Preston Lentz is also known as Neil Preston Lentz.

WITNESS our hands this 13th day of July, 2007.

Niel Preston Lentz

Niel Preston Lentz

By: Lucy L. Hovious

Lucy L. Hovious, Attorney-in fact

Mary Ann Lentz

By: Lucy L. Hovious
Lucy L. Hovious, Attorney-in fact

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 **Lucy L. Hovious,** to me known to be the person who executed the forgoing instrument on behalf of **Niel Preston Lentz** and **Mary Ann Lentz** and who acknowledged that she executed the same as the free act and deed of the said **Niel Preston Lentz** and **Mary Ann Lentz** for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of July, 2007.

David A. Childress
Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **Peter Weiss** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON