Davidson County DEEDWARR
Recvd: 07/20/07 11:06 2 pgs
Fees:13.00 Taxes:508.75

20070720-0086462

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC

MY COMMISSION EXPIRES:
JAN 12, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2007.

Notary Public
My commission expires:

08-0706-91148

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Robert Hampton<br>4934 Rawlings Road<br>Joelton TN 37080 | Bank of the South<br>551 N. Mt. Juliet Road<br>Mt. Juliet, TN 37122 | 021-00-0 050.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teddy M. Atkins and wife, Dorothy I. Atkins**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Hampton and wife, Victoria Hampton**, hereinafter called the Grantees, their successors 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 part of Tract No. 4, as shown on survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, October 22, 1960 and revised November 11, 1960, as follows:

Beginning at a point in the center of Bernard Road north 87° west 711 feet from the southwest corner of the property conveyed to W. T. Johns and wife by deed from O. G. Johns, of record in Book 2539, Page 275, Register's Office for said County, being the southwest corner of the property conveyed to Oliver J. Waller, Jr., et al by deed from Clive Anderson, et al, of record in Book 2993, Page 322, said Register's Office; thence north 3° 30' east 430 feet; thence south 87° east 100 feet; thence south 3° 30' west 430 feet to the center of said Road; thence with same north 87° west 100 feet to the beginning.

Being the same property conveyed to Teddy M. Atkins and wife, Dorothy I. Atkins by deed from Oliver J. Waller, Jr., Robert W. Waller and wife, Shirley Ann Waller, Charles W. Waller and wife, Barbara Lynn Waller, dated December 8, 1960, recorded December 16, 1960, of record in Book 3164, Page 241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4934 Rawlings Road, Joelton, TN 37080

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 13th day of July, 2007.

Teddy M. Atkins

Dorothy I. Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teddy M. Atkins and Dorothy I. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of July, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

My Commission expires: 7/19/08

Return to

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543