Returns:

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070386

6070386 Davidson County DEEDWARR
Recvd: 07/26/07 13:53 2 pgs
Fees:13.00 Taxes:564.25
20070726-0088905

Send Tax Bills To:
NEW OWNER

New Owner is:
James H. Vaughan
1052 General George Patton Rd
Nashville, TN 37221

MAP & PARCEL: 142-09-137.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John T. Hampel and wife, Rebecca T. Hampel**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James H. Vaughan and wife ,Christine L. Vaughan**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1052 General George Patton Rd, Nashville, TN 37221**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certaom condominium apartment in Davidson County, Tennessee, being Unit No. 1052 with carport designated as C-137 on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, pages 359 and 360, Register's Office for said county, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John T. Hampel, by Assumption Deed, from James H. Parker and wife, Elisa D. Parker, of record in Book 8966, page 821, Register's Office for Davidson County, Tennessee, dated May 28, 1993 and recorded June 2, 1993. See release for assumed mortgage in Instrument # 20040927-0115873.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of July, 2007.

GRANTOR(S):

John T. Hampel
JOHN T. HAMPEL

Rebecca T. Hampel
Rebecca T. Hampel

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John T. Hampel and wife, Rebecca T. Hampel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of July, 2007.

Annette Leonard
NOTARY PUBLIC
My Commission Expires: 1/23/09

STATE OF ~~TENNESSEE~~ John Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is **$152,500.00**.

John T. Hampel
AFFIANT

SWORN TO and subscribed before me this 24th day of July, 2007.

Annette Leonard
NOTARY PUBLIC
My commission expires: 1/23/09

ANNETTE LEONARD
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 23, 2009