Davidson County DEEDWARR
Recvd: 09/13/07 11:59 3 pgs
Fees:18.00 Taxes:388.50
20070913-0109877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **11TH DAY OF SEPTEMBER, 2007.**

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Frankie McClain	**same**	**082-07-0-397**
813 Lischey Ave.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marcus Hampton and wife, Vickie Hampton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Frankie McClain, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 57, page 133, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(**X**) Improved
This ( ) Unimproved property is known as: **813 Lischey Ave.**
Nashville, TN 37207

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 and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 **11th day of September, 2007**.

Marcus Hampton **Vickie Hampton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marcus Hampton and Vickie Hampton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1994 Gallatin Rd. N. #202 Madison, TN

This 11th day of September, 2007.

Notary Public

My Commission Expires: _____

RON GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

Being Lot No. 7 on the Map of Millers Addition to Edgefield, as shown by plat and survey of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland D. Watts from United Companies Lending Corporation, a Delaware Corporation by Special Warranty Deed dated November 11, 1999 and recorded November 15, 1999 in Book 11743, page 223, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcus Hampton and wife, Vickie Hampton, by Warranty Deed from Leland D. Watts, filed for record 05/01/2006 in Instrument No. 20060501-0049483, Register's Office for Davidson County, Tennessee.