WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/07 14:49 2 pgs
Fees:13.00 Taxes:294.15

20071219-0145772

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$79,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

JOHN ADKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
ANGELA D. FELTS	**SAME**	**142-15-A-32 CO**
110 BELLEVUE RD., #32		
NASHVILLE, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF **$79,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES D. HAMPTON AND WIFE, ANGEL M. HAMPTON

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

ANGELA D. FELTS

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:

The following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Unit 32, BELLEVUE MANOR CONDOMINIUMS, FIRST REVISION Condominiums, as established under Master Deed of record in Book 5200, page 231, in the Regiser's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James D. Hampton and wife, Angel M. Hampton by Warranty Deed from Gretchen Rose Kiener, an unmarried woman, dated 02/28/05 and filed for record on 03/03/05 in Instrument # 20050303-0023290, Register's Office for Davidson County, Tennessee.

See also, Power of Attorneys of record in Instrument # 20071219-0145770 **, and Instrument #** 20071219-0145771 **, said Register's Office.**

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **110 BELLEVUE RD., #32 NASHVILLE, TN 37221**

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 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 **19TH** day of **NOVEMBER, 2007**

James D. Hampton

JAMES D. HAMPTON BY Charles J. Jones **AS ATTORNEY-IN-FACT**

Angel M. Hampton

ANGEL M. HAMPTON BY Charles J. Jones **AS ATTORNEY-IN-FACT**

STATE OF **TENNESSEE**
COUNTY OF Wilson

On this **19TH** day of **NOVEMBER, 2007**, before me personally appeared Charles J. Jones and James D. Hampton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JAMES D. HAMPTON**, and who acknowledged that he executed the same as the free act and deed of **JAMES D. HAMPTON**.

Witness my hand and official seal.

JAN ADKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

MY COMMISSION EXPIRES: 7/24/2010

STATE OF **TENNESSEE**
COUNTY OF Wilson

On this **19TH** day of **NOVEMBER, 2007**, before me personally appeared Charles J. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ANGEL M. HAMPTON**, and who acknowledged that he executed the same as the free act and deed of **ANGEL M. HAMPTON**.

Witness my hand and official seal.

MELISSA WOODWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa Woodward
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 7/24/2010