Davidson County DEEDWARR
Recvd: 02/23/09 10:11 2 pgs
Fees:13.00 Taxes:1091.50
20090223-0015427

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-1945

Property Address: 221 Birdwell Ct., Goodlettsville, TN 37072

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lloyd R. Ruth and wife, Helen Ruth,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Patrick R. Hampton Sr., Married, and Jacqueline Fleming Hampton, married, as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Goodlettsville, County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 15, on the plan of Birdwell subdivision, as of record in Plat Book 8250, Page 409, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Lloyd R. Ruth and wife, Helen M. Ruth, by Warranty Deed, from Joseph Birdwell and wife, Katherine J. Birdwell, of record in Instrument # 20010618-0064398, Register's Office for Davidson County , Tennessee, dated June 18, 2001 and recorded June 18, 2001.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

LRR
HR

WITNESS Grantors' hands this 30th day of January, 2009.

X _____ {Seal}
Lloyd R. Ruth

X _____ {Seal}
Helen Ruth

STATE OF TENNESSEE
CITY OF GOODLETTSVILLE, COUNTY OF DAVIDSON

On this the 30th day of January, 2009, before me the undersigned officer, personally appeared Lloyd Ruth and Helen Ruth, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Seal present,
but could not be reproduced.

_____
Notary Public

Bill Garrett
Davidson County Register of Deeds

My Commission expires: 1-23-2011

Grantors' Name, Address, Phone:
Lloyd Ruth and Helen Ruth
221 Birdwell Ct.
Goodlettsville, TN 37072

Grantees' Name, Address, Phone:
Patrick R. Hampton Sr. and Jacqueline Fleming Hampton
221 Birdwell Ct
Goodlettsville, TN 37072

STATE OF TENNESSEE
CITY OF GOODLETTSVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 30 day of January, 2009.

_____
Notary Public
My Commission expires: 9-19-09

Person or Agency responsible for taxes:
Patrick R. Hampton Sr. and Jacqueline Fleming Hampton
221 Birdwell Ct
Goodlettsville, TN 37072

Map/Parcel ID: 033-05-0-015.00

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.