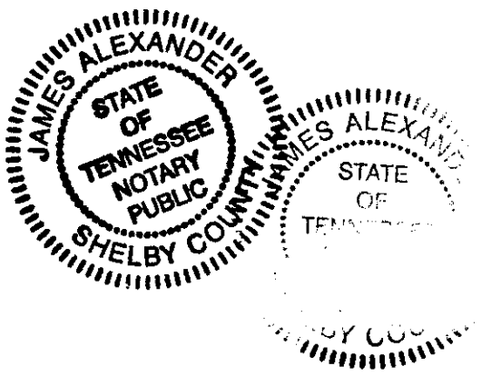


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$154,500.00** (One Hundred Fifty Four Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 27th day of March, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

My Commission Expires April 17, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tera Allison Tinius and Joshua Michael Tinius 809 Joyce Lane Nashville,TN 37216	New Owner	061-02-0-135.00

WARRANTY DEED

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, I/WE, **J. MAURICE HAMPTON AND VIRGINIA S. HAMPTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TERA ALLISON TINIUS AND JOSHUA MICHAEL TINIUS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being lot No. 38 on the plan of Gra-Mar Acres, Section 3, as of record in Book 2133, page 108, Register's Office for said County.

Said lot No. 38 fronts 75 feet on the northerly side of Joyce Lane and extends back 265.3 feet on the easterly line and 283.5 feet on the westerly line to a dead line, measuring 110 feet thereon.

Being the same property conveyed to J. Maurice Hampton and wife, Virginia S. Hampton by Deed of record in Book 2297, Page 505, Register's Office for Davidson County, TN .

BILL GARRETT, Davidson County
Trans:T20090021072 DEEDWARR
Recvd: 03/31/09 13:40 2 pgs
Fees:13.00 Taxes:571.65

20090331-0028915

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **809 JOYCE LANE** **NASHVILLE,TN37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2005

WITNESS, this 27th day of March, 2009

J. Maurice Hampton

Virginia S. Hampton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of March, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Maurice Hampton and Virginia S. Hampton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of March, 2009.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

LTSR Number:

GTE File: 2009