WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of October, 2009

Notary Public
My Commission expires: 11-22-10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Noo Noo	Guaranty Trust Company	133-16-0-144.00
4818 Citrus Drive	640 Broadmor Blvd., Suite 100	
Nashville, TN 37211	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James E. Hampton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noo Noo, married and Heh Pleh, unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 115 on the plan of Kenilworth Estates, Section 3, of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 115 fronts 73.7 feet on the southeasterly side of Citrus Drive and extends back 123.9 feet on the northeasterly line and 103 feet on the southwesterly line to a dead line, which is a broken line, measuring 83.4 feet thereon.

Being the same property conveyed to James E. Hampton, from Jimmy Wall, by deed on June 24, 2009, of record in Instrument Number 20090630-0060925, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

James E. Hampton and James Hampton being one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

This is improved property known as: **4818 Citrus Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 30, 2009.

James E. Hampton

BILL GARRETT, Davidson County
Trans:T20090075586 DEEDWARR
Recvd: 11/05/09 11:57 2 pgs
Fees:13.00 Taxes:532.80

20091105-0102373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James X Hampton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2009

My commission expires 8/23/14

Notary Public

