File No. 100411

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100043552 DEEDWARR
Recvd: 07/16/10 08:12 2 pgs
Fees:13.00 Taxes:925.00
20100716-0055688

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp July

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-3-2012

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Crosby Murff	Bank of America NA	01200006600
(NAME)	(NAME)	
8221 Old Springfield Pike	2375 N Glenville Dr Bld B	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Richardson, TX 75082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Carolyn Hampton and husband, Joe D. Hampton, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Crosby Murff, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, on Old Dickerson Road being Lot 4, 6.95 acres, more or less, according to a survey by Stanford and Associates, Inc., of Franklin, Tennessee, made April 26, 1978, and more particularly described as follows: Beginning at a point of reference at an iron pin in the right of way of Old Dickerson Road, being the common corner of Lot 142 and Lot 143 of Section 6, of the Plat of Grizzard Manor as recorded in Book 5200, Page 79, said Register's Office; thence south 37 degrees 01' 21" West 60 feet to a point in the south right of way of Old Dickerson Road, thence north 52 degrees 58' 39" west 44.98 feet to a point which is the common northeast corner of Lot No. 4 and 5 being at an iron pin; said Lot 4 then being bounded as follows: from said iron pin in common northeast corner of Lot 4 and Lot 5, south 50 degrees 36' 36" west 1111.15 feet to an iron pin; thence south 3 degrees 58' 12" east 170.53 feet to an iron pin; thence north 60 degrees 08' 48" east to the right of way of Old Dickerson Road; thence around said right of way curve northeast to the point of beginning of said Lot 4; said right of way curve on Old Dickerson Road, being as follows: along curve to left having distance of 110.19 feet, radius of curve being 131.028 feet to an iron pin; thence north 66 degrees 48' 56" west 79.93 feet to an iron pin; thence around curve to right 86.86 feet on a radius of 359.625 feet to an iron pin; thence 123.08 feet to the point of beginning of Lot 4 at the common northeast corner of Lot 4 and Lot 5.

Being the same property conveyed to Joe Hampton, Jr., unmarried by deed from Roger Dale Womble and wife, Martha P. McClerren, dated November 20, 1995 and recorded on March 22, 1995 in Book 9866, page 442, Register's Office, Davidson County, Tennessee. The same being further conveyed to Carolyn Hampton by deed from Joe D. Hampton, Jr. dated September 21, 2006 and recorded on September 21, 2006 in Instrument No. 20060921-0117077, Register's Office for Davidson County, Tennessee.

Joe D. Hampton, Jr. herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to restrictions of record in Book 5341, page 316, said Register's Office.

File No. 100411

unimproved ☐

This is improved ☒ property, known as 8221 Old Springfield Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 forever 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 12th day of July, 2010.

Carolyn Hampton

Joe D. Hampton, Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Hampton and husband, Joe D. Hampton, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2010.

Commission expires: 2-28-12

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public