PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100075050 DEEDWARR
Recvd: 11/29/10 13:43 2 pgs
Fees:13.00 Taxes:1165.50
20101129-0094830

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50700
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George Hampton Danielle Hampton 5316 Cochran Drive Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 161010B01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark D. Richards and spouse, Michelle F. Richards,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **George Hampton and spouse, Danielle Hampton** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of Aberdeen Woods, Phase One, of record in Book 9700, Page 589, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mark D. Richards and wife, Michelle F. Richards by Warranty Deed from Paul Houston and wife, Bernice Houston, dated November 27, 2002 and recorded on December 6, 2002 of record in Document No. 20021206-0150831, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan of record in Book 9700, Page 589, said Register's Office, shows an owner's certificate, a 20 foot minimum setback line from Cochran Drive, together with a designated building envelope and an easement for temporary turnaround along the front portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, Page 189, Book 11303, Page 555, Book 11714, Page 843, Document No. 20000203-0011436, Document No. 20030221-0023491, Document No. 20030221-0023492 and Document No. 20030730-0108227, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5316 Cochran Drive, Nashville, Tennessee 37220.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of November, 2010.

Mark D. Richards

Michelle F. Richards

State of TENNESSEE
County of DAVIDSON

On this 29th day of November, 2010 , before me the undersigned authority, personally appeared Mark D. Richards and Michelle F. Richards , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Sworn and subscribed before me this the 29th day of November, 2010

DEBORAH N. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-8-2013