THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110033391 DEEDWARR
Recvd: 06/03/11 14:15 2 pgs
Fees:13.00 Taxes:481.00
20110603-0042818

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Brian Hampton 426 Alta Loma Goodlettsville, TN 37072	same	02516007400

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary C. Hicks**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto **Brian Hampton and wife, Glenda Hampton, as tenants by the entirety**, hereinafter called the Grantees, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEING LOT NO. 44 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 4, AS OF RECORD IN BOOK 2133, PAGE 43 AND 44, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF ALTA LOMA ROAD AT THE CORNER OF LOTS NOS. 44 AND 45; THENCE WITH SAID ROAD SOUTHWARDLY 230 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 25 FEET, SOUTHEASTWARDLY 42.7 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF DRAPER DRIVE; THENCE WITH SAID DRIVE, EASTWARDLY 194 FEET; THENCE NORTH 23° 18' WEST 168 FEET TO THE CORNER OF LOTS NOS. 44 AND 45; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 194 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHNNIE G. HICKS AND WIFE, MARY C. HICKS FROM RODNEY L. FOX AND WIFE, VIVIAN C. FOX BY WARRANTY DEED DATED 07/25/64 AND RECORDED ON 07/28/64 IN BOOK 3794, PAGE 656, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY.

JOHNNIE G. HICKS HAVING SINCE PASSED AWAY ON 01/03/2001 LEAVING MARY C HICKS, AS HIS SPOUSE AND SURVIVING TENANT BY THE ENTIRETY.

This is unimproved property known as: 426 Alta Loma, Goodlettsville, TN 37072.

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 GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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.

WITNESS our hands this 1st day of JUNE, 2011.

Mary C. Hicks by POA
Cathy D. Pruitt

MARY C. HICKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Cathy Hicks Pruitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for **Mary C. Hicks** and that she is authorized by **Mary C. Hicks** to execute this instrument on her behalf.

Witness my hand and seal this 1ST day of June, 2011.

S. Keith Bell
Notary Public

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 2-24-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Susan L. Hampton 06/01/11
Affiant

Subscribed and sworn to before me this 1ST day of JUNE, 2011.

S. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2-24-14