This instrument prepared by:

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BILL GARRETT, Davidson County
Trans:T20110071621 DEEDWARR
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Fees:18.00 Taxes:259.00
20111114-0088635

KENNETH D. WILLIAMSON

TO . . . GENERAL WARRANTY DEED

JAMES HAMPTON, ET UX

FOR AND IN CONSIDERATION of SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Kenneth D. Williamson, have this day bargained and sold and do hereby sell, transfer and convey unto James Hampton and wife, Kelly Hampton, as tenants by the entirety, their heirs and assigns, in fee simple, the following described real estate:

Being Lot No. 57 on the Map of Rolling Acres No. 2, Section 1, of record in Book 1424, page 45, Register's Office for said County.

Said Lot No. 57 fronts 65 feet on the south side of Tillman Street and runs back between lines, 152.8 feet on the west line, 146.6 feet on the east line, to a dead line in the rear on which it measures 65.27 feet.

Map 83 Section 7 Parcel 152.00

This is the property located at 312 Tillman Lane, Nashville, TN.

Being the same property acquired by Kenneth D. Williamson (a/k/a/ K.D. Williamson) and wife, Teresa C. Williamson by deed of record in Book 7487 page 720, Register's office of Davidson County, Tennessee. Teresa C. Williamson died March 13, 2011 and by operation of law the Property passed to the undersigned Grantor by operation of law as the surviving tenant by the entirety. All property and interests of Seller to be conveyed hereunder are herein sometimes collectively called the "Property."

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

TO HAVE AND TO HOLD said above described real estate, together with all improvements thereon and appurtenances thereunto belonging, unto the said James Hampton and wife, Kelly Hampton, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with said Grantees, their heirs and assigns, that I am lawfully seized and possessed of the above real estate, that I have a good and lawful right to sell and convey the same, and that the same is unencumbered, except as otherwise stated herein, and I bind myself, my heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of the deed, and the **TAXES** for the year 2011 will be prorated and thereafter assumed by the Grantees.

Dated: This the 4th day of November 2011.

Kenneth D. Williamson

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, Cassi L. Wilburn, a Notary Public of said County and State, Kenneth D. Williamson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of November 2011.

Cassi L. Wilburn
Notary Public

CASSI L. WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires: 09/21/15.

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $70,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on
this 4th day of November 2011.

Cassi L. Wilburn
Notary Public

My commission expires: 09/21/15.

CASSI L. WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Real property taxes will be paid by "New Owner":

Name: James Hampton
Address: 4837 Humber Drive
Nashville, TN 37211

Mail deed to: Same as Above

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

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