THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30389-12-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me this 4th day of January, 2012. Notary Public My Commission Expires: MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: James Hampton 4921 Hopedale Drive Nashville, TN 37211	**Send Tax Bills To:** 4837 Humber Drive Nashville, TN 37211	**Tax Information:** Map and Parcel No.: 147 080 01400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Johnson, devisee under the will of Earline Johnson, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Hampton** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4921 Hopedale Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of January, 2012.

John E. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20120001325 DEEDWARR
Recvd: 01/06/12 09:44 2 pgs
Fees:13.00 Taxes:259.00

20120106-0001495

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Beverly Heights, of record in Plat Book 2331, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Earline Johnson, unmarried, by deed dated August 1, 1980, from Dennis Robert Harmon and wife, Wendeline Jacobs Harmon, of record in Book 5632, page 425, Register's Office for Davidson County, Tennessee. Earline Johnson died on August 15, 2011. By will of Earline Johnson, Docket No. 11P1342, Davidson County Probate Court Clerk's Office, subject property was devised to John E. Johnson.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 2401, page 391, amended in Book 2602, page 366, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 2331, page 26, Register's Office for Davidson County, Tennessee.