BOOK 4614 PAGE 927

020,217-0

Address New Owner as Follows:
Warren Barton Campbell
4306 Lone Oak Road
Nashville, Tennessee

Send Tax Bills to:
Same
Fidelity Federal Savings & Loan
401 Union Street
Nashville, Tennessee 37219

131-3
214pw

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration paid by Warren Barton Campbell and wife, Audrey J. Campbell, Grantees, the receipt of which is hereby acknowledged, Elizabeth Carrol Sneed, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Warren Barton Campbell and wife, Audrey J. Campbell, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, known as 4306 Lone Oak Road, more particularly described as follows:
Being parts of lots Nos. 61 and 62 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, as of record in book 421, pages 118 and 119, Register's Office for said County, and being shown as "Ira Adams Property" adjacent to the proposed subdivision plan of Lone Oak Court, not of record, made by William Collier Parrish Associates, Civil Engineers, and lot No. 1 on said subdivision, and described as follows:

Ira Adams Property:
Beginning in the center of Lone Oak Road at the northwest corner of Tract 1 as described in and as conveyed by deed from Willa Dean (H.) Wirth to Ira T. Adams and wife, of record in book 3316, page 241, said Register's Office, and running thence, along the northerly line of said Tract 1, S. 80°05' E (corrected from S. 82° 10' E) 394 feet to a point, thence S. 21°47' W 216.44 feet to a point; thence N. 79°52' W 323.82 feet to a point in the center of Lone Oak Road, a total of 212.56 feet to the beginning, containing 1.72 acres, more or less.

Lot 1:
Beginning in the center of Lone Oak Road at a point lying 212.56 feet (measured along the center line of said Road) southerly from the northwest corner of Tract 1 as described in and as conveyed by deed from Willa Dean (H.) Wirth to Ira T. Adams and wife, of record in book 3316, page 241, said Register's Office, said beginning point being also the southwest corner of a tract marked "Ira Adams Property" on said proposed plan; thence, along the southerly line of said "Ira Adams Property", S. 79°52' E 323.82 feet to the southeasterly corner of said "Ira Adams Property"; thence S. 21°47' W 62.35 feet to a point; thence S. 57°50' W 54.35 feet to a point; thence 76°21' W 277.6 feet to the center of Lone Oak Road; thence northwardly, along the curves of the center of said Road 80.86 feet to the beginning, containing 0.64 acres more or less.

Being the same property to which Robert Bush Sneed conveyed all his right title and interest to Elizabeth Carrol (Madison) Sneed by deed of record in Book 4585, page 496, Register's Office for Davidson County Tennessee.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

This instrument prepared by:

Ames Davis, Attorney
1200 American Trust Building
Nashville, Tenn. 37201

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for 1972 which have been prorated and and assumed by Grantees.

2. An easement for the right of way of that portion of Lone Oak Road embraced within the bounds of the land described above.

3. A sewerage easement of record in Book 4121 page 239, said Register's Office.

4. A minimum building set back line of 125 feet applicable to that portion of the land described above designated as "Lot No. 1".

5. A 10-foot public utility easement along the northerly and easterly lines of that portion of the land described above designated as "Lot No. 1".

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantor does covenant with said Grantees that she is lawfully seized of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein above set forth.

Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land herein conveyed to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of June, 1972.

Elizabeth Carrol Sneed
Elizabeth Carrol Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Roger K. Yates, a Notary Public in and for said County and State, the within named Elizabeth Carrol Sneed, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 1972.

Roger K. Yates
Notary Public

My commission expires:

My Commission Expires JULY 31, 1974

TENNESSEE FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The fair market value of the interest hereby transferred is $62,000.00.

Warren Baxton Campbell
Affiant

Sworn to and subscribed before me this 29th day of June, 1972.

Roger K. Yates
Notary Public

My commission expires:

My Commission Expires JULY 31, 1974

ROGER K. YATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B65608

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IDENTIF. REFERENCE

JUN 29 3 04 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN29 72	CONV	62,000.00			
JUN29 72 S'TAX			A*	161.20	
JUN29 72 PR'FEE			A*	.50	
JUN29 72	W'DEED		A*	6.00	* 167.70