BOOK 5268 PAGE 62

THIS INSTRUMENT PREPARED BY:

Mail
ROCHELLE & CALLIS
Attorneys-at-Law
226 Mt. Juliet Road
Mt. Juliet, Tennessee

SEND TAX BILLS TO:

Commerce Union Bank
P. O. Box 2546
Nashville, Tennessee 37219

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, including the assumption of an indebtedness owing to Commerce Union Bank as evidenced by a Deed of Trust of record in Book 4939, Page 228, Register's Office of Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, I, NOBLE PATTON, Attorney-In-Fact for DOUGLAS M. PATTON, a single man, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto TOMMY G. CAMPBELL and wife, CHERYL F. CAMPBELL, their heirs and assigns, the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit number 3, Building number 7, in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36 through 38 in said Register's Office, to which reference is hereby made. Carage number 7-3-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Douglas M. Patton by deed of record in Book 4939, Page 225, Register's Office of Davidson County, Tennessee. Said Douglas M. Patton having appointed Noble Patton his true and lawful Attorney-in-Fact by instrument recorded simulataneously herewith.

This is improved property known as Unit 3, Building 7, Raintree Village Condominium, 4810 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said TOMMY G. CAMPBELL and wife, CHERYL F. CAMPBELL, their heirs and assigns, in fee simple forever.

DOUGLAS M. PATTON COVENANTS, through his lawful Attorney-In-Fact, that he is lawfully seized and possessed of the within conveyed property, that he has a good and lawful right to sell, transfer and convey same, that same is free, clear and otherwise unencumbered, except as herein set out, and he will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

4D-69054

THIS CONVEYANCE is made subject to the following encumbrances, to-wit:

1. All terms and provisions of the Declaration of Covenants and Restrictions dated August 28, 1973, of record in Book 4743, Page 258, Register's Office of Davidson County, Tennessee.

2. All terms and provisions of the Master Deed and By-Laws for Raintree Village, a condominium, of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee.

3. All terms and provisions of the Charter of Hermitage Woods Community Services Association of record in Corporate Book Volume 0-29, Page 5443, in the Office of the Secretary of State of Tennessee, and in Book 4753, Page 101, Register's Office of Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. All easements and restriction as set forth in the Plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38, in the Register's Office of Davidson County, Tennessee.

5. The herein Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Raintree Village Condominium, and the Hermitage Woods Community Services Association. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Raintree Village, a condominium or by the Hermitage Woods Community Services Association or their successors or assigns.

POSSESSION to be given on Date of Deed.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 21 day of March, 1978.

Noble Patton, Attorney-In-Fact for Douglas M. Patton

NOBLE PATTON, Attorney-In-Fact for Douglas M. Patton

Tommy G. Campbell

TOMMY G. CAMPBELL

Cheryl F. Campbell

CHERYL F. CAMPBELL

E55994

IDENTIF. REFERENCE

MAR 23 9 45 AM '78

FEE $ 1.50 REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, NOBLE PATTON, with whom I am personally acquainted, and who acknowledges the exuection of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 21st day of March, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, TOMMY G. CAMPBELL and wife, CHERYL F. CAMPBELL, with whom I am personally acquainted, and who acknowledges the exeuction of the foregoing instrument for the purposes, therein contained.

WITNESS my hand and official seal on this the 21st day of March, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

STATE OF TENNESSEE

COUNTY OF WILSON

The actual value or consideration, whichever is greater for this transfer is $44,188.73.

Tommy G. Campbell
AFFIANT

Sworn to and subscribed before me, the 21st day of March, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-20-81

MAP 86-11-23
GROUP
PARCEL