File Box 42

This Instrument Prepared by:

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Thrailkill & Goodman, P.C.
20th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Address New Owners:

G. Robert Campbell
Paul L. Plummer
2207 Bandywood Drive
Nashville, TN 37215

Send Tax Bill To:

Same

Map Parcel No. 117-M Parcel 131

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-One Thousand and No/100 Dollars ($361,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ellen Harwell Sadler, formerly known as Ellen Russell Harwell, Grantor, has this day bargained and sold, and does hereby transfer and convey unto G. Robert Campbell and Paul L. Plummer as tenants-in-common, Grantee, their heirs and assigns, her undivided one-half (1/2) interest in and to certain real estate described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 and west one-half of Lot No. 33 on the Map of Part 2 of George Water's Subdivision, as of record in Book 1130, page 68, Register's Office for said County.

Said Lot No. 34 and part of Lot No. 33 adjoin and front together 90 feet on the south side of Bandywood Road and extends back 293.9 feet on the westerly line and 294.5 feet, on the easterly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Sam K. Harwell and Ben Griffith by deed from Mrs. Oliver Phillips Brag, of record in Book 4168, page 400, Register's Office for Davidson County, Tennessee, and being the same interest in property which was devised to Ellen Russell Harwell under the Will of Sam K. Harwell aka Samuel Knox Harwell, III of record in the Davidson County Probate Clerk's Office at Will Book 105, page 472.

This conveyance is made subject to parties in possession as of the date hereof, easements not of public record, boundary line disputes which a correct survey would show, mechanics and materialman's liens not of public record, the Plan of Record in Book 1130, Page 68, said Register's Office, shows an Owner's Certificate, a 60 foot minimum building setback line from Bandywood Road and a 10 foot easement for public utility purposes along the real line of said lot.

TO HAVE AND TO HOLD said real estate with all appurtenances, estate, title, and interest belonging to the said G. Robert Campbell and Paul L. Plummer, their heirs and assigns, forever.

Grantor covenants that she is lawfully seized and possessed of an undivided one-half (1/2) interest as tenant in common in said real estate, has a good right to convey it, and that the same is unencumbered, except as otherwise stated herein and except for taxes for 1985, which are being prorated and paid by Grantee.

Grantor further binds herself and her heirs to warrant and forever defend the title to said real estate to the said G.

Robert Campbell and Paul L. Plummer, their heirs and assigns, against lawful claims of all persons.

Robert N. Sadler joins in this instrument solely to waive any rights he may have in the property by reason of his marriage with Grantor.

EXECUTED this 18th day of JUNE, 1985.

GRANTOR:
Ellen Harwell Sadler
Ellen Russell Harwell

Robert N. Sadler

Ellen Harwell Sadler aka Ellen Russell Harwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES B. ROBSON, JR., a Notary Public in and for said county and state, ELLEN HARWELL SADLER, the within-named bargainor, formerly known as Mrs. Ellen R. Harwell, 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 purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 18th day of JUNE, 1985.

Notary Public

My commission expires: 7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Sixty-One Thousand and No/100 Dollars ($361,000.00).

Subscribed and sworn to before me this 18th day of JUNE, 1985.

Notary Public
My commission expires: 7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES B. ROBSON, JR., a Notary Public in and for said County and State, the within named Robert N. Sadler, 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 and official seal at NASHVILLE, Tennessee, this 18th day of JUNE, 1985.

Notary Public
My Commission Expires 7-27-86

J. 1. 4. 0 8 6

IDENTIF. REFERENCE

JUN 19 8 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is improved real property known as 2207 Bandywood Drive, Nashville, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

361000.00- CAMT.
938.60 CSTAX
.50 PRFEE.
6.00 WDEED.
CHECK 945.10-
9518A06/19/85 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 19 8 15 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
J. I. 4. 0 8 6.

No. 145914