THIS INSTRUMENT PREPARED BY:
DAVID M. AMONETTE
Attorney at Law
600. West Main Street
Gallatin, Tennessee 37066

Mail

ADDRESS NEW OWNER:
Homer Campbell &
Howard Hibbett
217 Williams Avenue
Madison, TN 37115

MORTGAGE COMPANY:

BOOK 6999 PAGE 760

SEND TAX BILLS TO:
Tax Map 42-12, Parcel 70.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT H. SOWELL, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOMER CAMPBELL AND HOWARD HIBBETT, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Part of Lot No. 1 on the Map of the Division of the Gee Lands in Book 332, page 74, Register's Office for said County, and described according to a survey of Ray G. Cole, dated November 3, 1981, as follows:
>
> BEGINNING on the easterly boundary line of the property conveyed to Leonard Davidson of record in Book 3166, page 549, at a point 133 feet south of the southerly margin of Williams Avenue; thence with Davidson's easterly boundary line South 17° 46' West 167 feet to an iron pin at the northwest corner of the Capitol Tool & Die Co., Inc., land of record in Book 5362, page 465; thence along Capitol's northerly boundary North 80° 59' West 112.16 feet to an iron pin at the southeast corner of the Davidson Property, of record in Book 4024, page 434; thence along Davidson's easterly boundary, North 16° 47' East 167 feet to an iron pin; thence South 80° 47' East 115 feet to the point of beginning.
>
> ALSO CONVEYED herein is an easement for the use as a roadway and the right of ingress and egress of a 20 foot right of way extending north from the property in question to Williams Avenue.
>
> Subject to a 20 foot easement for ingress and egress along the easterly boundary line of record in Book 3072, page 275, and Book 3075, page 577, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

Oct 3 1 58 PM '86
FELIX Z. WILSON
DAVIDSON CO.

74937

Subject to an easement granted to Tennessee Electric Power Company of record in Book 986, page 329, Register's Office for Davidson County, Tennessee, for cutting trees and keeping power lines on the property clean.

Subject to Reservation for the joint use of a Spring as contained in a Partition Deed of record in Book 350, page 168, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert H. Sowell from Horace C. Pratt by Installment Deed dated January 7, 1983, and being recorded in Book 5993, page 697, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever; and Robert H. Sowell does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set forth herein, and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

In witness whereof, the Grantor, Robert H. Sowell has signed his name on this the 1st day of October, 1986. Anne C. Sowell also joins in this conveyance to subject thereto any and all interest she has or may have in the herein-described property.

Robert H. Sowell
ROBERT H. SOWELL

Anne C. Sowell
ANNE C. SOWELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public for said county and state, Robert H. Sowell and wife, Anne C. Sowell, the within named bargainors, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Madison, Tennessee, on this the 14 day of October, 1986.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
MY COMMISSION EXPIRES MAY 4, 1987

STATE OF TENNESSEE

BOOK 6999 PAGE 762

COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is Note by Trust Deed Instrument Filed ($36,109.26) DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 14 day of October, 1986.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
MY COMMISSION EXPIRES MAY 4, 1987

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

RECEIVED OF _____

FOR _____

BOOK 6999 PAGE 763

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36109.26- CAMT. 101.03 CSTAX .50 PRFE 9.00 WDE"D CHECK 110.53- 0177A10/03/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49337

IDENTIFICATION REFERENCE

OCT 3 1 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302800