Mail

Send Tax Bills To:
Estelle Ragan Camp
1425 Campbell Road
Goodlettsville, TN 37072

This Instrument Prepared By:
JOHN R. BRADLEY, Attorney-at-Law
311 East Main Street, Suite 3
Hendersonville, TN 37075

Map 132
Pl 12 v 34 Jo

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JOSEPH CECIL MARKHAM, Sr., have this day bargained and sold and by these presents do hereby transfer and convey unto ESTELLE RAGAN CAMP, her heirs and assigns, forever, the following described property:

BOOK 7362 PAGE 473

BEING a tract of land in the 10th Civil District of Davidson County, Tennessee, and more accurately described as follows according to a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee License #1465 as follows:

BEGINNING at a concrete monument in the northerly R.O.W. of Campbell Road, said monument being the most southwesterly corner of herein described tract and being Alvin Hunter's most southeast corner; thence with the east line of Alvin Hunter (B. 6108, P. 529 R.O.D.C.T.) N. 13 16' 01" E., 634.5' to an iron pin corner; thence with said Hunter line S. 61 18' 59" E., 300.00' to an iron pin; thence N. 13 16' 01" E., 190.00' to an iron pin; thence leaving said Hunter line S. 61 18' 59" E., 174.77' to an iron pin; thence S. 60 00' 00" W., 222.03' to an iron pin; thence S. 86 41' 21" W., 182.56' to an iron pin; thence S. 02 11' 06" W., 566.51' to a concrete monument on the north R.O.W. of Campbell Road; thence with said R.O.W. N. 61 39' 36" W., 238.12' to the point of beginning containing 3.044 acres more or less.

Contained within this description is a 20' wide ingress & egrees easement along an existing road bed as shown on referenced survey.

BEING a portion of the property conveyed to Joseph Cecil Markham, Sr., by deeds of record in Deed Book 5377, Page 923, Deed Book 5143, Page 197, Deed Book 2862, Page 217, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto, belonging unto the said ESTELLE RAGAN CAMP, her heirs and assigns, forever.

I DO COVENANT with the said ESTELLE RAGAN CAMP, her heirs and assigns, that I am lawfully seized and possessed of said property and have a perfect right to convey the same, that

the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, and 1987 real estate taxes, which are to be prorated between tne parties; and the title to said property I will forever warrant and defend against the claims and demands of all persons whomsoever.

I, RUTH H. MARKHAM, wife of JOSEPH CECIL MARKHAM, Sr., join in this conveyance to convey to ESTELLE RAGAN CAMP, her heirs and assigns, any interest I may have in the above-described property by virtue of the marital laws of the State of Tennessee, or otherwise.

THIS PROPERTY IS UNIMPROVED PROPERTY LOCATED ON CAMPBELL ROAD, GOODLETTSVILLE, TENNESSEE 37072.

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY GRANTOR.

IN TESTIMONY WHEREOF, we hereunto set our hands this 16th day of September, 1987.

Joseph Cecil Markham Sr.
JOSEPH CECIL MARKHAM, Sr.

Ruth H. Markham
RUTH H. MARKHAM

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, Deborah A Tallman, a Notary Public in and for said County and State, the above named, JOSEPH CECIL MARKHAM, Sr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 16th day of September, 1987.

Deborah A. Tallman
NOTARY PUBLIC

My Commission Expires: 8/13/90.

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA

COUNTY OF ~~SUMNER~~ ABBEVILLE

PERSONALLY appeared before me, Patricia F. Walters, a Notary Public in and for said County and State, the above named, **RUTH H. MARKHAM**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

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WITNESS my hand and official seal at Hendersonville, Tennessee, this 16th day of September, 1987.

Patricia F. Walters
NOTARY PUBLIC

My Commission Expires: 10/19/89.

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA

COUNTY OF ~~SUMNER~~ ABBEVILLE

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property transferred, whichever is greater, is $15,000.00.

Joseph Cecil Markham
AFFIANT

Subscribed and sworn to before me this the 16th day of September, 1987.

Patricia F. Walters
NOTARY PUBLIC

My Commission Expires: 10/19/89.

68628

IDENTIFI REFERENCE

SEP 25 11 09 AM '87

DAVIDSON COUNTY, TN

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 476

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 51.50-
6526A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 6 2 8

IDENTIFICATION REFERENCE

SEP 25 11 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20114