Box 14

5232
320251-2

BOOK 7679 PAGE 955

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,250.00

Kelly R. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF October, 1988.

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kelly R. Campbell (NAME) | Fidelity Federal Savings & Loan (NAME) | 161-10-A-148 |
| 5212 Cardiff Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 6DU-81401 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leslie A. Knipfel Brown and husband, Robert Brown and Gerald F. Knipfel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly R. Campbell, unmarried

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 Lot No. 124 on the Plan of Villages of Brentwood, Phase 2, as of record in Plat Book 6250, page 169, Register's Office for said County.

Said Lot No. 124 fronts 73.0 feet on the easterly margin of Cardiff Drive and runs back 135 feet on the northerly line and 134 feet on the southerly line to a broken line in the rear which measures a total of 54.70 feet thereon.

Being the same property conveyed to Leslie A. Knipfel, unmarried and Gerald F. Knipfel, unmarried by deed from Fox Ridge Company, a Limited Partnership as of record in Book 6492, page 325, said Register's Office. The said Leslie A. Knipfel having since married is now known as Leslie A. Knipfel Brown.

This conveyance is made subject to the following:
The Plan of record in Book 6250, page 169, said Register's Office, shows an Owner's Certificate, a 10 foot public utility easement on the broken rear line, a 5 foot public utility and drainage easement on the northerly line and an 8 inch sewer line along the front lot line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6143, page 11, amended and made applicable in Book 6398, page 495; second amendment in Book 6852, page 497, and further amended in Book 7207, page 251, said Register's Office.
(over)

This is {unimproved / improved (XX)} property, known as 5212 Cardiff Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~their~~ hand s this 17th day of October, 19 88

Gerald F. Knipfel — Leslie A. Knipfel Brown

Robert Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie A. Knipfel Brown and husband, Robert Brown and Gerald F. Knipfel, unmarried

the bargainors, with 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 Nashville, Tennessee, this 17th day of October, 1988.

Notary Public

Commission Expires 10/24/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM 7.7.072.

Gerald F. Knipfel and husband, Leslie A. Knipfel Brown and Robert Brown, unmarried

TO

Kelly R. Campbell, unmarried

IDENTIFICATION REFERENCE

OCT 10 2 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

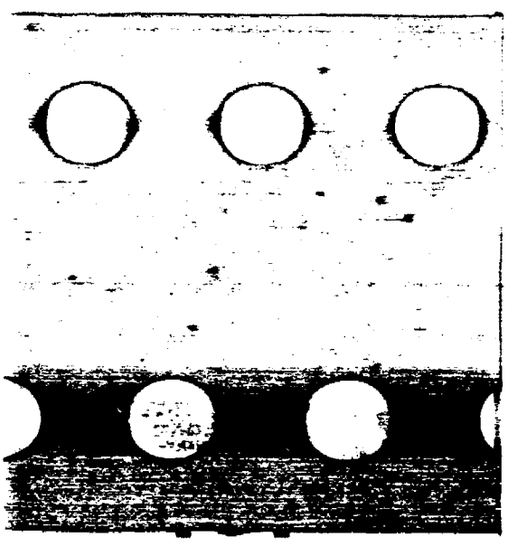
Agreement for Participation in Huntington Park Trunk Sewers in Book 6699, page 752, said Register's Office.

Deed of Conveyance for the Department of Water and Sewerage Services, Inc. in Book 6897, page 112, Book 6897, page 116, Book 6897, page 169 and Book 6897, page 184, said Register's Office.

Easement Agreement for Tennessee Valley Authority Right-of-way of record in Book 5753, page 913, said Register's Office.

7692 10/18 0101 03CHECK 241.26





**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 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 77250.00 |
| CON TX | 254.76 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 261.26 |
| CHECK | 261.26 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7992

7.7.072

IDENTIFICATION REFERENCE

Oct 18 2 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 144768