BK 44

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $178,000.00.<br><br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 20th day of January, 1995.<br><br>Notary Public<br><br>My Commission Expires: |

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| James A. Campbell<br>2012 Otter Valley Lane<br>Nashville, TN 37215 | First Tennessee Bank<br>National Association<br>P. O. Box 1000/ Dept. 47<br>Memphis, TN 38148 | 145-09-002<br>FH 18200 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL J. MURRAY AND WIFE, LINDA C. MURRAY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES A. CAMPBELL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Otter Creek Hills, as of record in Book 2900, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Murray and wife, Linda C. Murray by deed from Robert S. Panvini and wife, Doria Panvini, of record in Book 8016, page 871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 110, Register's Office for Davidson County, Tennessee.

This is improved property known as 2012 Otter Valley Lane, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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** our hands this 20th day of January, 1995.

Michael J. Murray

Linda C. Murray

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. MURRAY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this20th day of January, 1995.

Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA C. MURRAY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 20th day of January, 1995.

Notary Public

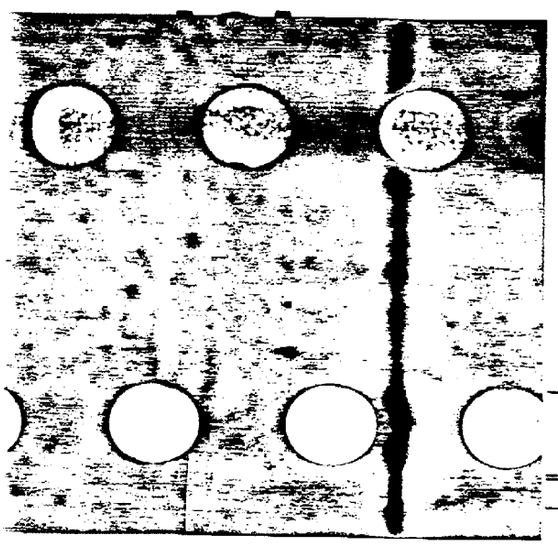
My Commission Expires: 7/22/95

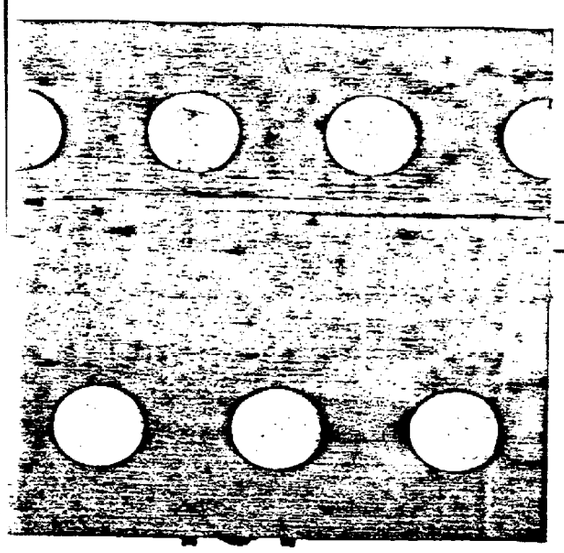
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

27405
IDENTIF. ↑ REFERENCE

95 JAN 23 PM 3:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECD 22.25 1101 03CHECK 667.60





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

RECEIVED OF _____

FOR _____

BOOK 9576 PG 834

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| | CAMT |
| | 178000.00 |
| CON TX | 658.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 667.60 |
| CHECK | 667.60 |

01/23/95 01 15:18 0001 4394

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

27405
IDENTIF. ✦ REFERENCE

95 JAN 23 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 874203