ADDRESS NEW OWNER:

James D. Campbell *et ux.*
4357 Enchanted Circle
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

BOOK 10112 PG 263

MAP: 58-14; *PARCEL:* 71; *TRACT:* 134-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, herein the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the said **JAMES D. CAMPBELL and wife, BERNICE D. CAMPBELL**, the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:
>
> Beginning at an iron pin set at the common rear corner of Lots 134 and 135 plan of Enchanted Hills, Section 3, as of record in Book 3842, page 90; R.O.D.C., Tennessee, thence,
>
> 1. With the westerly line of Lot No. 134, S2 degrees, 18'W, 77.00 feet to a point at the beginning of a curve; thence,
>
> 2. With said curve to the left (radius 5,669.6 feet) southwestwardly a distance of 122.95 feet to an iron pin set at the common corner of Lots 133 and 134 and having a chord bearing and distance of S1 degrees 41' 17"W, 122.947 feet; thence,
>
> 3. N86 degrees, 46'W, 60.04 feet to an iron pin set in the center of Parcel 71; thence,
>
> 4. With the center of Parcel 71 with a curve to the right (radius 5,729.6 feet) northeastwardly a distance of 121.97 feet to a point and having a chord bearing and distance of N1 degrees, 41'58"E, 121.968 feet; thence,
>
> 5. Continuing with the center of Parcel 71, N2 degrees, 18'E, 77.98 feet to an iron pin set; thence,
>
> 6. S86 degrees, 46'E, 60.00 feet to the point of beginning and containing 11,997 square feet.
>
> Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This is part of the improved property known as 4357 Enchanted Circle, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR 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 herein set out. And GRANTOR further covenants and binds itself and its 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.

WHENEVER 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 my hand this 27 day of June, 1996.

SELLER: **ENCHANTED HILLS, INC.**

By Marshall H. Ragan

Title President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall H. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that Marshall H. Ragan, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marshall H. Ragan, as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 27th day of June, 1996.

Bobbie M. Lasseter

NOTARY PUBLIC

My commission expires: 5-23-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,178.12.

AFFIANT

SWORN to and subscribed before me, this 27th day of June, 1996.

NOTARY PUBLIC

My commission expires: 3/25/00

THIS INSTRUMENT PREPARED BY:

Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37218

c:ww:\deeds\WDCampbJ

PICK-UP

96 JUL -5 AM 11:00

0200600

IDENTIFICATION REFERENCE

BOOK 10112 PG 266

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Ch: N1°41'58"E 121.368'

I.P.(LU)

R: 5729.67'
L: 121.97'

N2°18'E
77.98'

I.P.(LU)

· PARCEL 71 - TAX MAP 58-14

N86°46'W
60.04'

60.00'
S86°46'E

R: 5669.67'
L: 122.75'

77.00'
S2°18'W

I.P.(LU)

I.P.(LU)

Ch: S1°41'17"W
122.947'

TRACT NO. 134-A
AREA = 11,997 S.F.

JAMES D. CAMPBELL

132 133 134 135 138 139 140 142

ENCHANTED HILLS SEC. 3
RECORDED BOOK 3842 PAGE 90 R.O.D.C. TN.

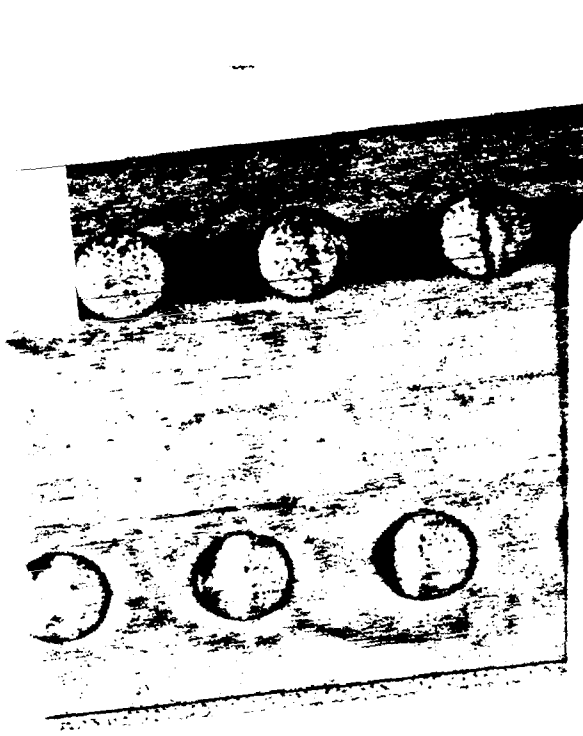
ENCHANTED CIRCLE

ROGER H. FUQUA
REGISTERED LAND SURVEYOR
TENNESSEE NO. 502

BOUNDARY SURVEY TRACT NO. 134-A
TO BE CONVEYED TO JAMES D. CAMPBELL
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN.
SCALE: 1"=100'
MAY 24, 1996
TG 005

RAGAN-SMITH-ASSOCIATES INC.
315 WOODLAND STREET
NASHVILLE, TENN. 37206

26



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

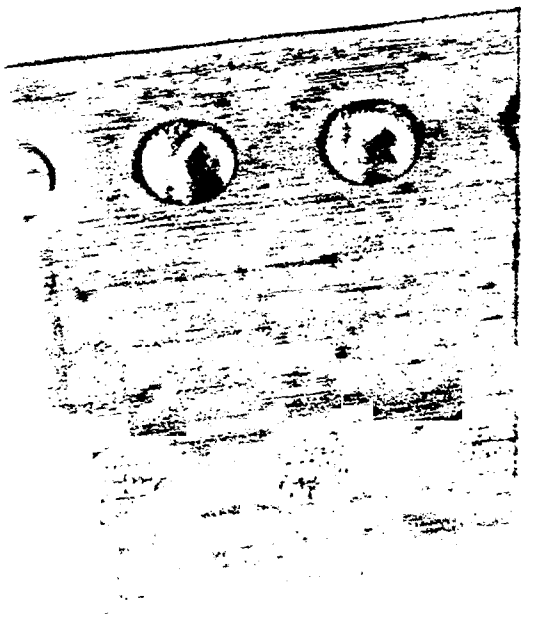
RECEIVED OF _____

FOR _____

BOOK 10112 PG 267

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	1178.12
CDN TX	4.44
PRFEE	1.00
WDEED	16.00
TOTAL	21.44
CHECK	21.44

07/05/96 01 11:13 0001 1952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200600

IDENTIFICATION REFERENCE

96 JUL -5 AM 11:09

REGISTER
DAVIDSON CO. TENN.

No. 1059680