BOOK 10795 PG 347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES 10-18-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Scott Jurgensmeyer	OWNER	MAP 143-2C
(NAME)	(NAME)	
715 Harpeth Trace Drive		PARCEL 31
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Stacey Dean Campbell and wife, Leisa Ann Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Scott Jurgensmeyer

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 Unit No. 31 on the Plan of Harpeth Knoll Townhouses, of record in Book 5200, page 764, Register's Office for said County, and on which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stacey Dean Campbell and wife, Leisa Ann Campbell by deed from Pericles P. Gregoriou, unmarried of record in Book 10125, page 477, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Declaration of Covenants, Conditions Liens, Easments and Restrictions, including but not limited to easements, assessments, special assessments charges and liens, containted in instrument of record in Book 6280, page 478, said Register's Office.

Matters shown on the Plan of record in Book 5200, page 764, said Register's Office.

Easement for pad mounted transformer, of record in Book 7465, page 719, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 715 Harpeth Trace Drive, Nashville, Tennessee 37221
(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 our hand s this 10th day of February 19 98

Stacey Dean Campbell

Leisa Ann Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey Dean Campbell and wife, Leisa Ann Campbell

the bargainor s, 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 Franklin, Tennessee, this 10th day of February, 19 98.

Commission expires 11-18-01

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Easement for sanitary sewers and/or storm drainage of record in Book 7465, page 719, said Register's Office.

Deed conveying common area to Harpth Knoll Homeowner's Association, of record in Book 6353, page 228, said Register's Office.

By Laws of Harpeth Knolls Townhouses of record in Book 6280, page 486, said Register's Office.

Rights of others in and to the common elements.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

04000917
IDENTIF. & REFERENCE
98 FEB 17 AM 8:46
REGISTER
MAIL ENV.
3660 02/17 0101 03CHECK 486.30

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 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	
	129000.00
CON TX	477.30
PRFEE	1.00
WDEED	8.00
TOTAL	486.30
CHECK	486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400917
IDENTIF. # REFERENCE

98 FEB 17 AM 8:46

REGISTER
DAVIDSON CO. TN.

No. 1254172