BOOK 10968 PG 335

WARRANTY DEED

H-VT-98-1721

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Jennifer R. Bostelman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF April 19 98

Melissa D. Rigsby
Notary Public

MY COMMISSION EXPIRES: 3/26/2001
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer R. Bostelman (NAME)	Volunteer Trust (NAME)	003-00-0-027.00
1134 Campbell Road (ADDRESS)	2323 21st Avenue South (ADDRESS)	
Goodlettsville, Tennessee 370[illegible] (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, James E. Cook and wife, Patricia R. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer R. Bostelman, A Single Person

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:

See attached Exhibit "A"

MAIL ENV.

98 JUN -9 AM 10:02

DAVID GAYLORD REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

047961

unimproved ( )
This is improved (X) property, known as 1134 Campbell Road, Goodlettsville, Tennessee 37072
(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 14th day of April 19 98

James E. Cook

Patricia R. Cook

BOOK 10968 PAGE 336

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Cook and wife, Patricia R. Cook

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 Hendersonville, Tennessee this 14th day of April, 1998.

Commission expires 3/25/2001

Melinda D Boggs
Notary Public

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

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☒ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

James E Cook
Patricia R. Cook

BOOK 10968 PG 337

EXHIBIT "A"

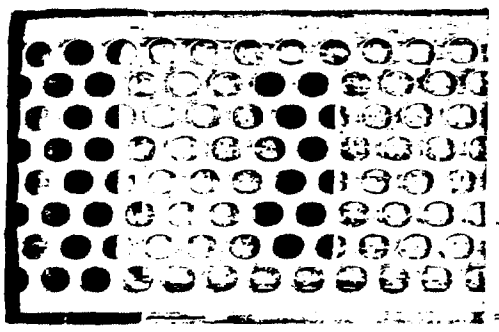
Beginning at an existing concrete monument located in the northerly right-of-way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet west of Dickerson Pike (also known as U.S. 31W, U.S. 41) marking the southwest corner of Lot 63 on the Plan of Echo Hill Estates-Section One of record in Plat Book 6900, Page 634, Register's Office for said County, and the southeast corner of this Tract; thence, with the northerly margin of Campbell Road North 86 deg. 59 min. 52 sec. West, 17.60 feet to an existing iron pin; thence North 86 deg. 39 min. 34 sec. West 63.84 foot to an existing iron pin; thence North 86 deg. 21 min. 18 sec. West, 8.00 feet to an existing concrete monument; the southeast corner of Lot 64 of said Plan, and the southwest corner of this Tract; thence leaving said northerly margin along the east line of Lot 64, North 3 deg, 40 min, 44 sec, East, 149.60 feet to an existing concrete monument in the south line of that property, owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 982, for said County, the northeast corner of Lot 64 and the northwest corner of this Tract; thence with said south line, South 86 deg. 47 min. 13 sec. East 14.62 feet to a point; thence South 85 deg. 25 min. 23 sec. East 50.07 feet to a point; the southeast corner to said Echo Hill Joint Venture property and the southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 976, for said County; thence with the south line of said second tract, south 88 deg. 39 min. 16 sec. East 22.80 feet to an existing concrete monument; the northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the northeast corner of this tract; thence with the west line of Lot 63, South to deg. 55 min. 15 sec. West 149.29 feet to the point of beginning, containing 13,196 square foot, more or less.

Being the same property conveyed to James E. Cook and wife Patricia R. Cook by deed from James M. Hinshaw and wife Lisa K. Hinshaw of record in Deed Book 10036, page 806, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

8012 06/09 0101 03CHECK 270.15

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



RECEIVED OF _____

FOR _____

BOOK 10968 PAGE 338

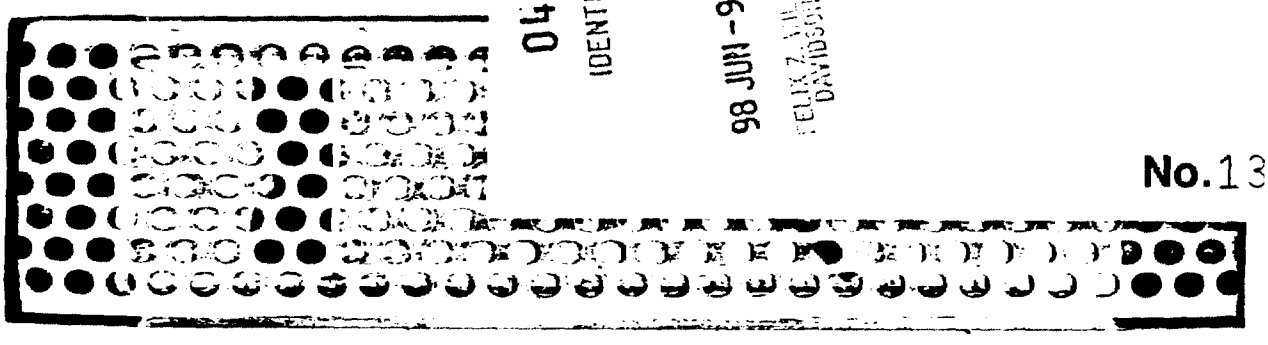
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69500.00
CON TX 257.15
PRFEE 1.00
MDEED 12.00
TOTAL 270.15
CHECK 270.15

06/09/98 01 10:01 0001 8012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044796 I
IDENTIF. ↑ REFERENCE

98 JUN -9 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1303902