Return to: Box 10-B
Cohen & Cohen, Attorneys

STATE OF TENNESSEE 10372
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 56,500.00
Sarah Anne Campbell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF January 2000.
Deborah J. Cohen
Notary Public
MY COMMISSION EXPIRES: 10-25-2003

Instr:200001250008091 Page: 1 OF 2
REC'D FOR REC 01/25/2000 10:07:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $209.05

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Sarah Anne Campbell, et vir.	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS 33-16-265
(NAME) P. O. Box 281	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37116	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(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, James M. O'Connor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Anne Campbell and husband, Chester D. Campbell

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. 110-B, Zone Lot Division of Primrose Meadows, Ssection Two, of record in Book 6900, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compleet and accurate description.

BEING the same property conveyed to James M. O'Connor, an unmarried person, by deed from Charles S. Sanger, Successor Trustee, filed of record in Book 7988, page 877, Register's Office for Davidson County, Tennessee.
James M. O'Connor and James M. O'Connor, Jr., are one and the same person.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is not now, nor has it ever been the principal residence of the Grantor. This is investment property.

This is improved property known as 1127 Nelson Drive, Madison, TN 37115

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 his hand this 20th day of January, 2000.

James M. O'Connor

10372

STATE OF NEW JERSEY:
COUNTY OF Hudson :

Personally appeared before me, Denise Gasbarro, a Notary Public in and for said County and State, the within named

James M. O'Connor

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Jersey City, New Jersey,

this 20th day of January, 2000.

My commission expires DENISE GASBARRO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 22, 2004

Denise Gasbarro 1/19/2000
Notary Public