WARRANTY DEED

Instr:200006230062637 Page: 1 OF 2
REC'D FOR REC 06/23/2000 12:37:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 2000

Notary Public

MY COMMISSION EXPIRES: 11-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ervin (NAME)	NEW OWNER (NAME)	42-12-40
502 Charles Dr (ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115 (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, Sarah Anne Campbell f/k/a Sarah Anne Blankenship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Ervin, **Unmarried**

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:

The following described property in Davidson County, to wit:

Being Lot 22 and part of Lot No. 21 on the Map of the W.W. Gray Subdivision, as of record in Book 974f, page 22, Register's Office for said County. Said Lot No. 22 fronts 100 feet on the northerly side of Melrose Avenue and runs back between parallel lines, 150 feet to a dead line, measuring 100 feet thereon.

Said part of Lot No. 21 is described as follows: Beginning at a point in the northerly margin of Melrose Avenue (now Charles Drive), at the corner of Lots 21 and 22; thence with the line between said lots, northwardly 150 feet to a point, being the common rear corner of Lots 21 and 22; thence southeastwardly and diagonally across Lot No. 21, 181 feet, more or less to a point, said point being the southeast corner of said Lot No. 21; and said point being the northerly margin of Melrose Avenue; thence westwardly with the margin of the same, 100 feet to the beeginning, said part of said lot being triangular in shape.

Being the same property conveyed to Charles E. Blankenship and wife Sarah Anne Blankenship on September 13, 1990, by deed from Charles E. Blankenship, filed for record on September 14, 1990, in Book 8195, page 775, Register's Office for Davidson County, Tennessee. Said Charles E. Blankenship now being deceased and Sarah Anne Blankenship now known as Sarah Anne Campbell.

This is unimproved ( ) improved (X) property, known as 502 Charles Dr. Madison, Tennessee 37115
(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 my hand this 20th day of June, 2000

Sarah Anne Campbell
Sarah Anne Campbell

Charles E. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Anne Campbell f/k/a Sarah Anne Blankenship and Chester D. Campbell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of June, 2000.

Commission expires 11-28-01

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 _____, _____.

My commission expires _____

Notary Public