OIH-1015

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 02/05/01 09:19 2pgs
Fees:11.00 Taxes:370.00

20010205-0010764

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2001** between **THE NASHVILLE HOMESTEAD CORPORATION** , GRANTOR, and **LENEE J. CAMPBELL, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being a certain tract of land in Davidson County, Tennessee and being Lot No. 7 as shown on the Resubdivision of Block "H" of Holman Heights, as shown of record in Book 6900, Page 453, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Metropolitan Development and Housing Agency, herein by Warranty Deed from Toni P. Grant, unmarried, recorded on October 16, 1996, in Book 10226, Page 699, of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to The Nashville Homestead Corporation by Quitclaim Deed from Metropolitan Development and Housing Agency being recorded simltaneously herewith. **THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: all matters appearing on the Plan of record in Plat Book 6900, Page 453; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.**

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Loretta Owens Ex. Dir, NHF

LORETTA OWENS
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jamie L. Taylor, a Notary Public of said State and County aforesaid, personally appeared LORETTA OWENS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Ex. Dir. of THE NASHVILLE HOMESTEAD CORPORATION, the within named bargainor, a corporation, and that he/she as such Ex. Dir., executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Ex. Dir.

Witness my hand and seal at office in NASHVILLE, this the **31st** day of **January, 2001.**

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

Name and Address of Property Owner:

LENEE J. CAMPBELL
515 NICHOL ROAD
NASHVILLE, TENNESSEE 37209

Property Address:

515 NICHOL ROAD
NASHVILLE, TENNESSEE 37209

Person Responsible for Taxes:

BANK OF AMERICA
P.O. BOX 26388
NASHVILLE

Parcel #: 091-10-0/449.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Lenee J. Campbell
Affiant

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2001**

My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

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