WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/01 10:04 2pgs
Fees:11.00 Taxes:643.80
20010221-0016047

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of February, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Campbell		Map 150-04-0
(NAME) 4044 Lancashire Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	Parcel 086.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jack P. Dedman and wife, Shelby W. Dedman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary Ann Campbell, married** herereinafter called the GRANTEE(S), 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. 621, on the Plan of Kensington of Priest Lake, Section Two, of Record in Book 6250, page 593, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack P. Dedman and wife, Shelby W. Dedman from David L. Mitchell and wife, Diana L. Mitchell by Warranty Deed of record in Book 11312, page 576, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat Book 6250, page 593, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved( ) property, known as 4044 Lancashire Drive Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 15th Day of February, 2001.

Jack P. Dedman
Jack P. Dedman

Shelby W. Dedman
Shelby W. Dedman

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Jack P. Dedman and Shelby W. Dedman, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th Day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT. 6, 2001