Davidson County DEEDWARR
Recvd: 03/27/01 10:00 3pgs
Fees:15.00 Taxes:210.90
20010327-0029113

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry G. Campbell, et ux 4852 Ranier Drive Old Hickory, TN 37138	Same as New Owner	Map 64-05 Parcel 88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DANNY ROARK CUSTOM HOMES, a proprietorship owned by operated by DANNY ROARK, joined by his wife, LINDA M. ROARK, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JERRY G. CAMPBELL and wife, SHERRY M. CAMPBELL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 80, Phase One, of the Plan of Cleveland Hall Subdivision, of record in Book 11700, page 51, and Surveyor's Certificate of Correction of record in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Danny Roark Custom Homes by deed from Cleveland Hall, LLC, of record in Instrument No. 20010314-0024575, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as 1140 Cleveland Hall Blvd., Old Hickory, Davidson County, Tennessee 37138.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Charter of Cleveland Hall Homeowner's Association, Inc. of record in Book 11725, page 70, said Register's Office.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title

set forth in restrictions recorded in Book 11725, page 76, Said Register's Office and in any allied instrument(s) referred to in said restrictions.

4. By-Laws of Cleveland Hall Homeowner's Association, Inc. of record in Book 11725, page 110, Said Register's Office.

5. Any and all matters as they may appear on the Plan of record in Book 11700, page 51, Said Register's Office and Surveyor's Certificate of Correction recorded as Instrument No. 19991209-0301348, Said Register's Office.

6. Easement for ingress and egress as set forth in instrument recorded in Book 7844, page 249, Said Register's Office.

7. Easement for public utilities as set forth in instrument recorded in Book 7844, page 242 and Book 7844, page 262 and Book 7844, page 272, Said Register's Office.

8. Easement as set forth in instrument recorded in Book 7994, page 173, Said Register's Office.

9. Easement for Drainage and Construction as set forth in instrument recorded in Book 7844, page 268, Said Register's Office.

10. Easement for Water Line as set forth in instrument recorded in Book 7994, page 167, Said Register's Office.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 8006, page 677, Said Register's Office.

12. Deed for Highway Easement as set forth in instrument of record in Book 8068, page 524, Said Register's Office.

13. Easement to BellSouth Telecommunications, Inc. as set forth in instrument recorded in Book 11720, page 325, Said Register's Office.

And, we, the GRANTORS, 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.

DANNY ROARK executes this Warranty Deed as Attorney-in-Fact for LINDA M. ROARK under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

DANNY ROARK CUSTOM HOMES,
a proprietorship

Danny Roark
DANNY ROARK

Linda Roark By
Danny Roark
LINDA M. ROARK
BY: Danny Roark, Attorney In Fact

"GRANTEES"

Jerry G Campbell
JERRY G. CAMPBELL

Sherry M Campbell
SHERRY M. CAMPBELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY ROARK and JERRY G. CAMPBELL and wife,SHERRY M. CAMPBELL, 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, at office, this the 23rd day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 23rd day of March, 2001, before me, personally appeared DANNY ROARK, to me known to be the person who executed the foregoing instrument on behalf of LINDA M. ROARK, and acknowledged that he executed the same as the free act and deed of the said LINDA M. ROARK.

WITNESS my hand and official seal this the 23rd day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Sherry M Campbell
Affiant

Sworn to and subscribed before me, this the 23rd day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001