Davidson County DEEDWARR
Recvd: 06/04/01 11:02 2pgs
Fees:11.00 Taxes:7.40

20010604-0057594

WARRANTY DEED

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is also hereby acknowledged, Ruth K. Gorman has bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto Michael Campbell, his heirs and assigns, the following described real estate being on Tax Map 081-12-0, and a part of Parcel 134 of Davidson County, Tennessee, and also being situated in the _____ Civil District of Davidson County, Tennessee, to-wit:

Being lot no. 273, and five (5) feet off the south side of Lot no. 274 in the plan of McGavock called the town of McGavock, which plan is of record in Book 21, page 23 of the register's office for Davidson County, Tennessee, said Lot no. 273 and the five (5) feet off the south side of lot No. 274 in said plan, adjoin and together front 55 feet on the west side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley, and being a portion of the same property that was conveyed to Ester Moskovitz Klayman by deed of W.W. Hatch, a widower, dated March 29, 1927, being of record at Deed book 762, page 404 of the Records of the Register of Deeds of Davidson County, Tennessee, and devised to Ruth K. Gorman and Madelyn K. Markson by will of Ester Moskovitz Klayman, which was probated in Kings County Surrogates Court, Kings County, Brooklyn, New York and is of record at, file # 1186-83, Kings Co. Surrogates Court, 2 Johnson Street, Brooklyn, New York, 11201.

Being the same property conveyed to Ruth K. Gorman by way of deed of Ruth Gorman and Madelyn Markson, dated June 12, 1995, being of record at Deed book 9698, page 261, of the Records of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, with all the appurtenances, estate, title and interest thereunto belonging, unto the said Michael Campbell, his heirs and assigns, in fee simple forever.

The grantor covenants with the said grantee named herein that she is lawfully seized and possessed of said real estate in fee simple, has a good and perfect right to sell and convey the same, and that it is unencumbered and free of liens; and grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said real estate to the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Statement required by T.C.A. § 66-24-121: The foregoing legal description is the same as contained in the source of title shown above.

IN WITNESS WHEREOF, the Bargainor have hereunto set their hands on this the 31st day of May, 2001.

Ruth K. Gorman
Ruth K. Gorman

Subscribed and sworn before me this, the 31st day of May 2001.

Notary Public
NOTARY PUBLIC

My Commission Expires: 9/24/03

Taxes for 2001 to be paid by: (new owner)

MICHAEL CAMPBELL
_____ 10TH AVENUE N.
NASHVILLE, TN _____

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF OBION

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2000.00, which amount is equal to, or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN to before me this the 4 day of June, 2001.

~~My commission expires~~ Deputy ~~Notary~~ Register

This Instrument Prepared,
Without title opinion, by
the Law Office of Mary Ellen Stevens
Union City, Tennessee 38261