Davidson County DEEDWARR
Recvd: 08/24/01 10:50 2pgs
Fees:13.00 Taxes:214.60
20010824-0091584

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **August, 2001** between **JERRY LEMONS** , GRANTOR, and **JAMES C. CAMPBELL III and BARBARA D. CAMPBELL, husband and wife** , 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 **OLD HICKORY,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of the First Revision of Golf Club Place Subdivision of record in Instrument No. 200007260073971, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete legal description of said property.

Being part of the same property conveyed to Jerry Lemons by deed from York Construction, LLC of record in Book 10879, page 458, in the Register's Office, Davidson County, Tennessee, dated 4/6/98 and recorded 4/8/98.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Instrument No. 200007260073971; Restrictive Covenants of record in Book 11619, page 49; Durable POA of record in Book 10644, page 22; and any and all easements, right of ways, setback lines, zoning regulations, building restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

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

The above referenced property is also known as unimproved property located at 330 Hurst Drive, Old Hickory, TN 37138.

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.

JERRY LEMONS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JERRY LEMONS** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

JAMES C. CAMPBELL III and BARBARA D. CAMPBELL
330 HURST DRIVE
OLD HICKROY, TN 37138

Property Address:

330 HURST DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map 53-11
Parcel #: 4

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 **$58,000.00** 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.

James C. Campbell, III
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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