Davidson County DEEDWARR
Recvd: 07/10/02 13:48 2pgs
Fees:13.00 Taxes:373.70

20020710-0083081

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40975**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 101,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **9TH DAY OF JULY, 2002.**

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 3/26/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES CAMPBELL **2707 Bronte Avenue** **Nashville, TN 3721 6**	**S A M E**	**134-9-124**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, HAROLD E. TURKS and wife, CARMEN M. TURKS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES CAMPBELL**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot Number 212, on the plan of Phase Two, Section One, Wooland Hills, of record in Plat Book 7900, page 408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Harold E. Turks, Unmarried, by deed from W. L. Bainbridge, Inc., of record in Book 10514, page 851, Register's Office for Davidson County, Tennessee. The said Harold E. Turks having since married and his wife, Carman M. Turks joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9055, page 943, Register's Office for said County.

This conveyance is subject to an easement for right of way to Paragon Mills Road of record in Book 3103, page 37, said Register's Office.

This conveyance is subject to an easement for railroad detour in Book 3504, page 619, said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Book 7262, page 388, said Register's Office.

This conveyance is subject to a Deed of conveyance to Metro for water main and for sanitary sewer of record in Book 8377, page 842 and Book 8347, page 936, said Register's Office.

This conveyance is subject to an easement for sewers and/or storm drainage of record in Book 8347, page 35, said Register's Office.

Unimproved ( )

This is improved (**X**) property, known as **3529 Paragon Drive, Nashville, Tennessee 37211**

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 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 the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, 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 OUR HANDS THIS 9th **DAY OF** July**, 2002.**

HAROLD E. TURKS **CARMEN M. TURKS**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HAROLD E. TURKS and wife, CARMEN M. TURKS, the bargainors, 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 and official seal at Nashville, Tennessee, this the 9th day of July, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06