Davidson County DEEDWARR
Recvd: 12/19/02 13:46 2pgs
Fees:13.00 Taxes:364.65

20021219-0156943

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,555.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret C. Campbell (NAME)	New Owner (NAME)	MAP 86-7
304 Retreat Court East (ADDRESS)	(ADDRESS)	PARCEL 50
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phillip W. Holt and wife, Gina M. Holt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret C. Campbell , unmarried

HEREINAFTER CALLED 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. 34, on the Plan of Phase I, Section Two, Jackson's Retreat, of record in Plat Book 5200, Page 334 and 335, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip W. Holt and wife, Gina M. Holt by deed from James Richard Alford and wife, Lynn Mitchell Alford, of record in Book 8054, Page 874, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5676, Page 67; Book 5741, Page 369; Book 5745, Page 294, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 334 & 335, said Register's Office.

unimproved ( )
This is improved (X) property, known as 304 Retreat Court East, Hermitage, TN 37076
(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 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 hand s this 19th day of December 20 02

Phillip W. Holt

Gina M. Holt

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 Phillip W. Holt and wife, Gina M. Holt

the bargainor S, 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 19th day of December 20 02.

Commission expires March 29, 2003

Notary Public

ZANA G. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged to be the and respectively of the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 20.

My commission expires

Notary Public