Davidson County DEEDWARR
Recvd: 10/06/03 14:14 2pgs
Fees:13.00 Taxes:962.00

20031006-0147493

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3567895

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Walter B. Campbell and wife June A. Campbell	New Owner At Same Address	Map: 116-16-A
4100 Estes Road		Parcel: 007.00-CO
Nashville, TN 37215		7DA-32047

For and in Consideration of the sum of $ 260,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Marguerite L. Shields, Trustee, the sole Trustee of the Marguerite L. Shields Revocable Intervivos (Living) Trust, U/A/D 12-11-2000, joined by Marguerite L. Shields, an unmarried person, individually
hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Walter B. Campbell and wife, June A. Campbell

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:
Land in Davidson County, Tennessee, and being **Unit No. 4-A,** as shown on Exhibit "B" at Book 5679, page 93, to the Master Deed and By-Laws of **"THE GARDEN",** LOTS 3, 4, 5, and 6 CONDOMINIUM, as of record at **Book 5679, page 91,** that incorporates by reference and as was originally established by the Master Deed of "THE GARDEN" CONDOMINIUM at Book 5537, page 793 and the By-Laws attached thereto as Exhibit "A" at page 799 and incorporating by implication the plan of THE GARDEN at Plat Book 5200, page 224 (as it was not attached to said Master Deed as Exhibit "B" as recited therein), all as of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together will all improvements thereon and/or therein and the General and Limited Common Elements all as appurtenant thereto.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20010112-0003986*, in said Register's Office, and the above description is the same as appears therein. **and Book 5765, page 358**

This conveyance is subject to current year's property taxes which have been prorated this date and the grantees assume in full and to the Master Deeds with By-Laws and Exhibits attached thereto at Book 5679, page 91 and Book 5537, page 793 and the plan at Plat Book 5200, page 224 said Register's Office.

The said Marguerite L. Shields, unmarried, joins herein to evidence her termination of said Revocable Intervivos (Living) Trust and to support, convey, and acknowledge the warranties and provisions contained in this Warranty Deed.

M. L. Shields and Marguerite L. Shields being one and the same person and due to age and medical condition Marguerite L. Shields has signed as Trustee and individually by M. L. Shields.

Witnesses to signature:

Jane Smith

George Shields

This is **IMproved** property known as: 4100 Estes Road, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 6th day of October, 20 03

M. L. Shields
Marguerite L. Shields, Trustee

M. L. Shields
Marguerite L. Shields, individually

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 10-06-2003.

My Commission Expires: 10-25-2003

Notary Public

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

Marguerite L. Shields and witnesses Jane Smith and George Shields

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 10-06-2003.

My Commission Expires: 10-25-2003

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Marguerite L. Shields

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged her self to be the sole Trustee of The Marguerite L. Shields Revocable Living Trust U/A/D 12-11-2000, the within named bargainor, a Trust, and that she, as such sole Trustee, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said Trust, by herself as such sole Trustee. WITNESS my hand and official seal at office on 10-06-2003.

10-06-2003

My Commission Expires: 10-25-2003

Notary Public

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

mggaston:clsdocs.warrantydeed