FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 298,000.00
Deborah W. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/19/03 16:15 2pgs
Fees:13.00 Taxes:1102.60

20031219-0181434

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
Larry J. Campbell (NAME)	NEW OWNER (NAME)	MAP 112-00-0
491 Deer Ridge Lane (ADDRESS)	(ADDRESS)	PARCEL 141
Nashville, TN 37221 (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, Roger Chester and wife, Christy Chester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry J. Campbell and wife, Deborah W. Campbell

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:

Land in the 9th Civil District of Davidson County, TN, and being described according to a survey by P.A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 12.12 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by Instrument of record in Book 5393, Page 898, RODC, TN, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Gerry Easement Road 2242.53 ft. in a northeasterly direction from a point being measured along the centerline of an easement road 536 ft. in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, Page 898, RODC, TN, also being R.C. Bibbs' NW corner as shown in Book 5976, Page 555, RODC, TN; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors and assigns, but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: N 45 deg. 03' 45" E in the centerline of Gerry Easement Road 261.87 ft. to a point; continuing with said centerline in a curve 115.549 ft. in a northeasterly direction to a point;

CONTINUED

unimproved ( )
This is improved (X) property, known as 491 Deer Ridge Lane, Nashville, TN 37221
(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 5th day of December, 20 03

Roger Chester
Roger Chester

Christy Chester
Christy Chester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Chester and wife, Christy Chester

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 Brentwood, Tennessee, this 5th day of December 2003.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____ 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

LEGAL DESCRIPTION CONTINUATION

then leaving the road N 36 deg. 02' 57" W 1,423.19 ft. to a post in Gary Thompson's easterly line, thence with Thompson's easterly line with a fence, S 04 deg. 26' 05" W 522.98 ft. and 254.86 ft. to an iron pin; thence S 44 deg. 56' 15" E 891.19 ft. to the point of beginning.

BEING the same property conveyed to Roger Chester and wife, Christy Chester by Quitclaim Deed from Thomas N. Jones, of record in Instrument 200209130111766, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6564, Page 114; Book 5393, Page 898; Book 5379, Page 497; Book 5379, Page 501; Book 5379, Page 509; and Instrument 200208120097075, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; and (2) Agreement of record in Book 6564, Page 114 and Easement of record in Book 5393, Page 898, said Register's Office.