03

Realty Title 45-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/22/04 13:22 2pgs
Fees:13.00 Taxes:264.55

20041122-0139789

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $71,500.00

Affiant

Subscribed and sworn to before me this 17th day of November, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

03-0411-32354

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey L. Legnini 4343 Andrew Jackson Parkway Hermitage TN 37076	New Owner	075-07-0-218.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anna L. Campbell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey L. Legnini, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 43A on the Plan of Rachel's Square, Section Two, Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48, of record in Book 6250, Page 540, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Anna L. Campbell by deed from Steven W. Spencer and wife, Jennifer M. Spencer, in Instrument No. 20010816-0088410, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4343 Andrew Jackson Parkway, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of November, 2004.

Anna L. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anna L. Campbell and , with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 3/14/05