File #200580026

Davidson County DEEDWARR
Recvd: 03/04/05 11:58 2 pg
Fees:13.00 Taxes:203.87

20050304-0024224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 04/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxine Chandler-Auguste	SAME AS PROPERTY ADDRESS	Map: 92-3-O-71.00
(NAME) 2401 Meharry Blvd	(NAME)	Parcel:
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GARY L. CAMPBELL AND WIFE, BONNIE M. CAMPBELL,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MAXINE CHANDLER-AUGUSTE, AN UNMARRIED WOMAN**, 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 Davidson County, Tennessee and being more particularly described as follows:

TRACT NO. 1:

Being the easterly forty feet of Lot No. 1 in Block 1 in the Plan of the Subdivision of the Heffernan Place as shown of record in Book 161, Page 138, of the Register's Office for Davidson County, Tennessee.

Said 40 feet of said Lot No. 1 fronts forty feet on the south side of Heffernan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:

Being the westerly 30 feet of Lot No. 1 and the easterly 10 feet of Lot No. 2 of Block No. 1 on the Map of the Subdivision of the Heffernan Place, a plat of which is of record in Book 161, Page 155, Register's Office for said County.

Said parts of said lots are more particularly described as follows: Beginning at a point in the southerly margin of Heffernan Street, 40 feet westerly from the westerly margin of Harrahan Avenue; thence southerly and parallel with Harrahan Street 150 feet to a point in the southerly margin of an alley 40 feet westerly from the westerly margin of Harrahan Street; thence westerly 37.6 feet to a point; thence northerly 150 feet to Heffernan Street; thence along the southerly margin of Heffernan Street easterly 40 feet to the point of beginning.

Being the same property conveyed to Gary L. Campbell and wife, Bonnie M. Campbell by Warranty Deed dated December 21, 1999 of record in Instrument No. 20000105-0001232 and as re-recorded in Instrument No. 20000501-0043160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4360, Page 706; all matters shown on plat of record in Book 161, Page 138; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2401 Meharry Blvd, Nashville, TN 37208
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 25th day of February, 2005.

Gary L Campbell by Bonnie M. Campbell Attorney In Fact
Gary L. Campbell

Bonnie M. Campbell
Bonnie M. Campbell

STATE OF Tennessee

COUNTY OF Sumner

On this 25th day of February, 2005, before me personally appeared Bonnie M. Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Gary L. Campbell and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book *____, Page _____, Register's Office of Davidson County, Tennessee.

* 20050304 - 0024223

Witness my hand and official seal, this 25th day of February, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)

Mail After Recording To:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066