Davidson County DEEDWARR
Recvd: 05/18/05 13:14 2 pgs
Fees:13.00 Taxes:9.25

20050518-0056093

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
FRED MEADOR 2104 Crystal Drive Nashville, TN 37210	FRED MEADOR 2104 Crystal Drive Nashville, TN 37210 MAP-PARCEL NUMBER Map 105-04-074.00
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/250-8100	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF MAY, 2005. Notary Public My Commission Expires: 7-30-2006

FOR AND IN CONSIDERATION OF the sum of Two Thousand Five Hundred Dollars ($2,500.00) and other good and valuable consideration paid by **GARY L. CAMPBELL AND WIFE, BONNIE M. CAMPBELL** (hereinafter referred to as "Grantee") to **FRED MEADOR**, (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being parts of Lots 458 and 459 in Maury and Claiborne's Addition, of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee and described according to a survey made by Lewis D. Justice, Surveyor, October 14, 1945, as follows:
>
> Beginning at the southwest corner of Lewis Street and Perkins Street, thence westerly along the south margin of Perkins Street, 80 feet to the northeast corner of Lot No. 457 of said plan; thence southerly with the line between said Lot Nos 457 and 458, 56.5 feet; thence easterly 79.5 feet to the westerly margin of Lewis Street; thence along the westerly margin of Lewis Street; thence along the westerly margin of said Street, northerly, 60 feet to the point of beginning.
>
> Being the same property conveyed to Gary L. Campbell and wife, Bonnie M. Campbell from Barbara Arnold Clark of record in Book 11183, page 244 Register's Office, Davidson County, Tennessee.

This is unimproved property known as 16 Lewis Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to

convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 13th day of May, 2005.

Gary L. Campbell
GARY L. CAMPBELL

Bonnie M. Campbell
BONNIE M. CAMPBELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Katherine Weathers, a Notary Public in and for said County and State, **GARY L. CAMPBELL AND BONNIE M. CAMPBELL**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2005.

Mary Katherine Weathers
NOTARY PUBLIC

My Commission Expires: 7-30-2009.

MARY KATHERINE WEATHERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.