Davidson County DEEDWARR
Recvd: 07/18/05 08:44 2 pgs
Fees:13.00 Taxes:981.24

20050718-0082737

**PREPARED BY:**
**Land Title South, Inc.**
**3326 Aspen Grove Drive, Suite 400**
**Franklin, TN 37067**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **30th** day of **June, 2005** by and between **James Kenneth Turner and wife, Leah A. Turner** , herein after referred to as GRANTOR, and **Camp Properties, LLC** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

**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. 1 on the Resubdivision of Lot One-Glendale Park, Section 2 and Noel Tract, of record in Book 5190, page 663, Register's Office for Davidson County,Tennessee, described as follows:**

**Beginning at a point in the Easterly margin of Lealand Lane, said point being the Southwest corner of Lot One, Glendale Park, Section 2, as of record in Book 1130, page 61, Register's Office for Davidson County,Tennessee; thence North 08 degrees 33' 57" West 268.98 feet to a point in Southwest margin of Outer Drive; thence South 88 degrees 43' 00" East 118.7 feet to a point in the Southeast margin of Outer Drive; thence South 00 degrees 30' 00" West 254.08 feet to a point; thence South 83 degrees 05' 44" West 76.95 feet to the point of beginning.**

**This conveyance is subject to Restrictive Covenants of record in Book 1361, page 13, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to James Kenneth Turner, a single person, by Warranty Deed from Judi Caruthers and Sue Mastin, Co-Administratrix of the estate of Billie Evelyn Shelby, dated April 21, 1992, recorded June 12, 1992, of record in Book 8650, page 225 and re-recorded to correct legal description in Book 8745, page 778, Register's Office for said County.**

**This is improved/unimproved property known as: 4200 Lealand Lane, Nashville, Tennessee 37204**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

**James Kenneth Turner**
Signature of Seller

**Leah A. Turner**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **James Kenneth Turner and wife, Leah A. Turner**, the within named bargainors, 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, at office, this **30th** day of **June, 2005.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
**Camp Properties, LLC**
**4525 Harding Road Suite 200, Nashville, Tennessee 37205**

Send Tax Statements to:
Camp Properties, LLC
4525 Harding Road, Suite 200
Nashville, TN 37205
**Map & Parcel 132.05-0-009.00**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$265,200.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jessica Welk
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 2005.**

Notary Public

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-136

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN