WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

JEFFREY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Karen E. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: . 11-23-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina M Camplin	U.S. Bank N.A.	
(NAME)	(NAME)	
1228 Shelton Avenue	4801 Frederica Street	72-70-22
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061047

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, David Emmert Long and wife, Sandra Hoback Long**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gina M Camplin, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Nashville, County of Davidson, State of Tennessee, and described as follows, to-wit:

BEING Part of Lot No. 67 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for said County, described as follows: BEGINNING on the Southerly margin of Shelton Avenue at a point 50 feet West of the Westerly margin of Oxford Street; thence with the Southerly margin of said Avenue Westerly 50 feet; thence Southwardly and parallel with the Westerly margin of Oxford Street, 189.8 feet, more or less, to the Northerly line of Lot 26; thence with said line, Eastwardly 50 feet; thence Northwardly and parallel with the Westerly margin of Oxford Street 189.85 feet, more or less, to the beginning.

BEING all of the same property conveyed to David Emmert Long and wife, Sandra Hoback Long by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated September 2, 2003 and filed of record in Book 20030909-0131567, Register's Office for Davidson County, Tennessee.

Property commonly known as 1228 Shelton Ave., Nashville, Tn 37216.

Davidson County DEEDWARR
Recvd: 05/25/06 10:46 2 pgs
Fees:13.00 Taxes:364.45
20060525-0061456

unimproved ☐

This is improved ☒ property, known as 1228 Shelton Ave., Nashville, TN 37216

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 23rd day of May, 2006.

David Emmert Long
David Emmert Long

Sandra Hoback Long
Sandra Hoback Long

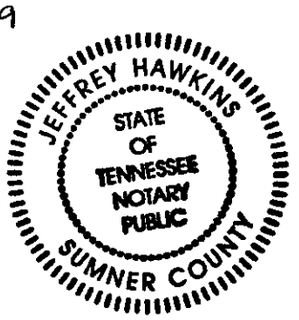
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David Emmert Long and wife, Sandra Hoback Long, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David Emmert Long and wife, Sandra Hoback Long executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2006.

Commission expires: 11-23-09



Notary Public