| Box 10-B | STATE OF TENNESSEE<br>COUNTY OF **DAVIDSON**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,000.00**<br>Bonnie King<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF **MAY, 2006.**<br>Lee A. Cohen<br>Notary Public<br>MY COMMISSION EXPIRES: **September 22, 2007.**<br>(AFFIX SEAL) |
|---|---|

Davidson County DEEDWARR
Recvd: 05/31/06 09:57 2 pgs
Fees:13.00 Taxes:229.40
20060531-0063622

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BONNIE KING** | **SAME** | **091-12-0-008.00** |
| (NAME)<br>**493 ROYAL CROSSING** | (NAME) | |
| (ADDRESS)<br>**FRANKLIN, TN 37064** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN 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, ROY CARL CAMPBELL, MARRIED AND SANDRA KAY ALLISON, UNMARRIED, BEING THE SOLE HEIRS AT LAW OF ANN M. CAMPBELL, A/K/A LAURA ANN CAMPBELL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONNIE KING,** HEREINAFTER CALLED THE GRANTEE, HER 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, being Lot Nos. 415 and 417 on Block 88 on the Plan I, West Nashville, as of record in Book 57, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerome E. Campbell and wife, Ann M. Campbell, by deed of record in Book 4215, page 695, said Register's Office. The said Jerome E. Campbell having predeceased Ann M. Campbell and the said Ann M. Campbell having since died, leaving Roy Carl Campbell, married, and Sandra Kay Allison, unmarried, as the Sole Heirs at Law of Ann M. Campbell a/k/a Laura Ann Campbell by Affidavit of Heirship of record in Instrument #20060404-0038227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 57, page 75, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

***THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS***

unimproved ( )
This is improved( X ) property, known as **4508 ILLINOIS AVENUE, NASHVILLE, TN 37209**
(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, 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, her 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 **26th** day of **May, 2006**.

Roy Carl Campbell
**ROY CARL CAMPBELL**

Sandra Kay Allison
**SANDRA KAY ALLISON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roy Carl Campbell and Sandra Kay Allison,** the 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 and official seal at office this **26th** day of **May**, 2006.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public