Davidson County DEEDWARR
Recvd: 01/11/07 15:27 3 pgs
Fees:18.00 Taxes:1110.00
20070111-0004892

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Theodore R. Campbell Affiant Subscribed and sworn to before me, this 10th day of January, 2007. Notary Public My Commission Expires: May 30,

Address New Owner As Follows: Theodore R. Campbell 3600 Echo Lane Nashville, TN 37218	Send Tax Bills To: SAME	Map-Parcel Number: 049-0-0-284.00 13DZ 22929

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAVERNE S. DANIELS, TRUSTEE U/A/D May 9, 1995,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey

unto **THEODORE R. CAMPBELL, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of James B. Thompson Subdivision, of record in Book 3842, page 60, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Echo Lane at the common dividing line between Lot Nos. 2 and 3 on said plan; thence northerly along said dividing line 199.3 feet to a pint; thence easterly 187 feet to a point in the westerly margin of Clarksville Highway; thence southerly along the westerly margin of said Highway 174 feet to the beginning of a curve; thence around said curve a distance of 39.9 feet; thence westerly along the northerly margin of Echo Lane 154.4 feet to the point of beginning.

Being part of the same property conveyed to LaVerne S. Coles by deed from James B. Thompson and wife, Vida L. Thompson of record in Book 4627, page 320, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 6548, page 850, said Register's Office a tenancy by the entirety was vested in La Verne S. Daniels and Louis J. Daniels. By quitclaim deed of record in Book 7163, page 277, said Register's Office, Louis Daniels conveyed all right, title and interest to LaVerne Daniels. By Quitclaim Deed of record in Book 9771, page 346, and corrected at Book 10642, page 74, Register's Office for Davidson County, Tennessee, LaVerne S. Coles (now LaVerne Daniels) conveyed subject property to LaVerne S. Daniels, Trustee U/A/D May 9, 1995.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 3842, page 60, Register's Office for said County.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7814, page 520, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3600 Echo Lane, Nashville, TN 37218.

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 heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of January, 2007.

Laverne S. Daniels, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAVERNE S. DANIELS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of January, 2007.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public

My Commission Expires:

302865.1/2006131