WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/07 14:25 3 pgs
Fees:18.00 Taxes:139.58

20070323-0035435

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,725.00

John L. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 701 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Campbell	**SAME AS NEW OWNERS**	01100013900
(NAME)	(NAME)	
601 May Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dale Gable

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Campbell and wife, Linda Campbell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Second Civil District (formerly the Tenth Civil District) of Metropolitan-Nashville, Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates, Project Number 8465-I, dated March 30, 1985, as follows:

Beginning at an iron pin set in Gerald C. Conner's south line at the northwest corner of Tract 1; thence South 20 deg. 12 min. 30 sec. East 1139.36 feet to an iron pin set; thence south 75 deg. 56 min. 30 sec. West 380.00 feet to an iron pin set; thence North 20 deg. 10 min. 00 sec. West 1146.74 feet to an iron pin set; thence North 77 deg. 03 min. 40 sec. East 380.00 feet to the beginning, containing 10 acres, more or less.

Together with all right, title and interest in and to a 1983 Buchaneer Mobile Home, Serial # WC-071798

Being the same property conveyed to Dale Gable by Warranty Deed from William D. Price recorded July 29, 1998 in Book 11040, Page 316, Register's Office for Davidson County, Tennessee.

Together with a 50 foot ingress and egress Easement to and from the above described property being 25 feet on each side of the following described line:

BEGINNING at a point on the easterly side of the above-described property North 20 deg. 12 min. West 535 feet from the southeast corner of the above described property; thence South 51 deg. 55 min. East 66 feet; thence South 89

CONTINUED

unimproved ( )
This is improved (X) property, known as **5956 Lickton Pike, Goodlettsville, TN 37072**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 22nd day of March 2007

Dale Gable
Dale Gable

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 Dale Gable

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of March, 2007.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

deg. 05 min. East 234 feet; thence South 71 deg. 50 min. East 141 feet; thence South 59 deg. 45 min. East 288 feet; thence North 82 deg. 35 min. East 586 feet; thence South 83 deg. 50 min. East 406 feet; thence South 54 deg. 30 min. East 185 feet; thence South 16 deg. 25 min. East 88 feet; thence South 6 deg. 15 min. East 126 feet; thence South 25 deg. 05 min. East 221 feet; thence South 42 deg. 55 min. East 75 feet; thence South 65 deg. 50 min. East 96 feet; thence North 79 deg. 50 min. East 215 feet; thence North 73 deg. 45 min. East 319 feet; thence North 83 deg. 15 min. East 226 feet; thence South 76 deg. 50 min. East 256 feet; thence South 67 deg, 35 min. East 393 feet; thence North 66 deg. 25 min. East 150 feet; thence South 34 deg. 35 min. East 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive, 135 feet to the center of Lickton Pike.

The herein described property is Subject to a 50 foot ingress and egress Easment across the property being 25 feet on each side of a line described as follows:

BEGINNING at a point on the easterly side of the herein conveyed property, North 20 deg. 12 min. West 535 feet from the southeast corner of the herein conveyed property; thence North 51 deg. 55 min. West 99 feet; thence South 75 deg. 10 min. West 327 feet to the westerly side of the herein conveyed property.

The legal description of property herein conveyed and all ingress/egress Easement references and descriptions were taken from deed of record in Book 6707, Page 693, Register's Office for Davidson County, Tennessee.