Davidson County DEEDWARR
Recvd: 06/07/07 11:59 2 pgs
Fees:13.00 Taxes:777.00

20070607-0068384

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

WARRANTY DEED

RONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

P-07-8125

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Campbell Family Limited	~~Prime Trust/Bank~~ James Campbell	
8125 Charlotte Pike	(NAME) 2301 Cruzen Street	127-00-0-062.00
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, Tennessee 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STANLEY BAKER AND WIFE, MARISA BAKER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAMPBELL FAMILY LIMITED PARTNERSHIP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A parcel of land in the 9th Civil District of Davidson County, Tennessee on the southerly side of U.S. Highway No. 70 North and being a portion of a twelve acre tract of record in Book 2032, Page 628, Register's Office for Davidson County, Tennessee.

Beginning at a stake, the northwest corner of the Thomas Gaddes land in the south margin of the highway and easterly margin of a right of way to the Boenstein property; thence with the easterly margin of said right of way South 28 degrees 50 minutes east 501.5 feet to a stake; thence with Boenstein's lien north 59 degrees E 174 feet to an iron stake; thence north 28 degrees 50 minutes west 515 feet to an iron stake in southern boundary of the highway; thence with southerly margin of the highway as follows, south 55 degrees 30 minutes west 117.5 feet south 55 degrees 30 minutes west 57 feet to the point of beginning containing two acres more or less.

Being the same property conveyed to Stanley Baker and wife, Marisa Baker, by warranty Deed, from Don A. Lattig and wife, Mariene E. Hall, of record in Instrument No. 20040112-0004528, Register's Office for Davidson County, Tennessee, dated January 8, 2004, and recorded January 12, 2004.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8125 Charlotte Pike, Nashville, Tennessee 37221
(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/our hand(s) this 25th day of May, 2007.

Stanley Baker

Marisa Baker

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 Stanley F. Baker and Marisa Baker the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2007.

Notary Public

My Commission Expires: 2-24-09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800