WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/07 10:57 2 pgs
Fees:13.00 Taxes:436.60

20070619-0073177

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Campbell-Smith (NAME)	Same (NAME)	MAP 83-5
1200 Seymour Avenue (ADDRESS)	(ADDRESS)	PARCEL 253
Nashville, TN 37206 (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, Douglas B. White, Jr. and Rondol P. Cartwright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Campbell-Smith

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:

Being part of Lot Nos. 40 & 41 on the plan of Edgewood E. T. Brown's Subdivision of Bransford Place as of record in Book 332, page 73, Register's Office Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co, Inc. dated July 6, 1987, as follows:

Said lot fronts 83.3 feet on the southerly margin of Seymour Avenue and extends back southerly between two lines, the easterly line along the margin of a 12 foot alley for a distance of 102.1 feet on the westerly line for a distance of 95.0 feet to a dead line in the rear measuring 83.0 feet thereon.

Being the same property conveyed to Douglas B. White, Jr. and Rondol P. Cartwright by deed dated 3/20/92 from Rondol P. Cartwright and wife, Carol B. Cartwright of record in Book 8581, page 413, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 73, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1200 Seymour Avenue, Nashville, TN 37206
(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 our hand s this 12th day of June, 2007

Douglas B. White, Jr.

Rondol P. Cartwright by Douglas B. White, Jr. attorney in fact,
Rondol P. Cartwright
By Douglas B. White, Jr. by Power of Attorney of record in Instrument No 20070619-0073176 Register's Office for Davidson County, TN

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 Douglas B. White, Jr.

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 _____ Nashville, Tennessee, this 12th day of June, 2007.

Commission expires 3-21-09

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 12, 2007 before me personally appeared Douglas B. White, Jr. to me known to be the person who executed the foregoing instrument in behalf of Rondol P. Cartwright and acknowledged that he executed same as the free act and deed of said Douglas B. White, Jr. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2007.

My Commission Expires:
3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Legal Description Continuation

The legal description is the same as the previous deed of record.

This is investment property and spouses of Grators, if any, have no interest in said property nor has it been their primary residence.