Davidson County DEEDWARR
Recvd: 08/03/07 11:32 3 pgs
Fees:18.00 Taxes:1061.90
20070803-0092569

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Mary E. Campbell
Bobby F. Campbell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2 day of August, 2007.

Kiley L. Finch
Notary Public

My Commission Expires: February 22, 2011

KILEY L. FINCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ann Patchett
Karl F. Vandevender
3805 Whitland Dr.
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

101-29

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles R. Griffith and wife, Rita F. Griffith and Bobby F. Campbell and wife, Mary E. Campbell, hereinafter referred to as Grantors, hereby transfers and conveys to Ann Patchett and Karl F. VanDevender, wife and husband, hereinafter referred to as 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 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for Davidson County, Tennessee, being Lot No. 12 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40 foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2296, Page 417, said Register's Office; thence with the easterly line of said Jackson Property, northwardly 205.08 feet, more or less, to low water mark of Cumberland River; thence with said low water mark south 73 degrees east 100 feet, more or less, to the northwest corner of the property conveyed to William M. Judd and wife, by deed from Nan Bridgewater Dugger, and husband, of record in Book 2294, Page 201, said Register's Office; thence with the westerly line of said Judd property, southwardly 213.16

feet more or less, to the northerly margin of said 40 foot private road; thence with said road, westwardly 100 feet to the beginning.

Being the same property conveyed to Charlie R. Griffith and wife, Rita F. Griffith and Bobby F. Campbell and wife, Mary E. Campbell by Quitclaim Deed from George E. Forte and James D. Forte of record in Book 11463, Page 385, Register's Office for Davidson County, Tennessee dated May 4, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as 6649 River View Drive, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 2 day of August, 2007.

Charlie R. Griffith

Bobby F. Campbell

Rita F. Griffith

Mary E. Campbell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charlie R. Griffith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2 day of August, 2007.

Witness my hand and official seal this 2nd day of August, 2007.

Kiley L. Finch
Notary Public

My Commission Expires: February 22, 2011

KILEY L. FINCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rita F. Griffith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2 day of August, 2007.

Witness my hand and official seal this 2 day of August, 2007.

Kiley L. Finch
Notary Public

My Commission Expires: February 22, 2011

KILEY L. FINCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bobby F. Campbell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2 day of August, 2007.

Witness my hand and official seal this 2 day of August, 2007.

Kiley L. Finch
Notary Public

My Commission Expires: February 22, 2011

KILEY L. FINCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary E. Campbell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2 day of August, 2007.

Witness my hand and official seal this 2 day of August, 2007.

Kiley L. Finch
Notary Public

My Commission Expires: February 22, 2011

KILEY L. FINCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY