File #2008053

Davidson County DEEDWARR
Recvd: 03/24/08 10:20 2 pgs
Fees:13.00 Taxes:4736.00
20080324-0028806

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,280,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19th day of March, 2008.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunrise Market, Inc., d/b/a Sunrise Market	New Owner	Map 81-2 Parcel 183
(NAME) 2600 and 2610 Clarksville Hwy	(NAME)	and Map 81-2 Parcel 200
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Mark Campbell and wife, I. Pun Campbell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sunrise Market, Inc., d/b/a Sunrise Market,** 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:

PROPERTY DESCRIPTION, Parcel 183

Beginning at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike, N58°44'38"W, a distance of 150.36 feet to an IPS; thence, with the easterly line of Lot 7 of the E.B. Smith Subdivision, as recorded in Plat Book 6200, Page 764 Register of Davidson County (R.O.D.C.) , the following calls: N05°31'55"E, a distance of 150.00 feet to an IPS; S58°16'51"E, a distance of 150.00 feet to an IPS in the westerly right of way of 26th Avenue North; Thence with said right of way, S05°12'14"W, a distance of 149.07 feet to the point of beginning. Containing 0.46 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell,
TN RLS# 1859.

Being the same property conveyed to Mark Campbell and I. Pun Campbell by deed from Maged A. Abbas and Nabil R. Yafai of record as Instrument No. 20070501-0052078, in the Register's Office for Davidson County, Tennessee, dated April 27, 2007.

PROPERTY DESCRIPTION, Parcel 200

Commencing at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike the following calls: N58°44'38"W, a distance of 150.36 feet to an IPS; N05 31'55"E, a distance of 7.84 feet to an IPS at the point of beginning of the herein described property. Thence continuing with Clarksville Pike the following calls: N57°40'06"W, a distance of 156.21 feet to an IPS; N33°26'50"E, a distance of 6.10 feet to an Iron Pin Found (IPF); N56°33'10"W, a distance of 50.07 feet to an IPF at the southeasterly corner of Zycron Computer Services, Inc. as recorded in Deed Book 10414, Page 753 Register of Davidson County (R.O.D.C.); Thence with Zycron, N33°09'29"E, a distance of 192.81 feet to an IPF in the southerly line of Metro Government Parks, as recorded in Deed Book 4793, Page 558; Thence with Metro Parks the following calls: S58°14'04"E, a distance of 33.27 feet to an IPF; S59°23'53"E, a distance of 215.02 feet to an IPF in the westerly right of way of 26th Avenue North;
Thence with said right of way, S04°37'58"W, a distance of 88.31 feet to an IPS in the northeasterly corner of Parcel 183, as recorded in Instrument #20070501-0052078 R.O.D.C.; Thence with said parcel the following calls: N58°16'51"W, a distance of 150.00 feet to an IPS; S05°31'55"W, a distance of 142.16 feet to the point of beginning. Containing 0.97 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859.

Being the same property conveyed to Mark Campbell and I. Pun Campbell by deed from Maged A. Abbas and Nabil R. Yafai of record as Instrument No. 20070501-0052078, in the Register's Office for Davidson County, Tennessee, dated April 27, 2007.

This conveyance is subject to the following: 2008 taxes, not yet due and payable and subsequent years; Easement for roadway and other purposes in favor of the Health Department of Davidson County, Tennessee, as set out in Minute Book 162, page 499, Chancery Court at Nashville, Part 1; Easement for water main disclosed by deed of record in Instrument No. 20070501-0052078 and subject to all matters shown on the Plan of E.B. Smith Subdivision for E.B. Smith, Jr., of record in Plat Book 6200, page 764 for Traxt II, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **2600 and 2610 Clarksville Hwy, Nashville, TN 37208**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 19th day of March, 2008.

Mark Campbell

I. Pun Campbell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Mark Campbell and I. Pun Campbell, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 19th day of March, 2008.

NOTARY PUBLIC

My Commission expires;

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067