Davidson County DEEDWARR
Recvd: 08/12/08 14:33 2 pg
Fees:13.00 Taxes:240.50

20080812-0083006

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Everett M. Drake and Bernice S. Dawson, Grantors
TO: James A. Campbell, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
James A. Campbell 1126 East Delmas Avenue Nashville, TN 37216	Same as Owner	072.10-0-189.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $65,000.00.

James A. Campbell
Affiant

Subscribed and sworn to before me this the 11th day of June, 2008.

My commission expires: June 12, 2011

Tracy Chenault
NOTARY PUBLIC

WILLIAMSON COUNTY, TN
NOTARY PUBLIC AT LARGE
DERICK J. MURPHY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Everett M. Drake**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **James A. Campbell**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 27 and the easterly half of Lot No. 28 in Eastmoor Place, a Subdivision by B.R. Kennedy of part of Lots Nos. 3 and 4 and all of Lot No. 5 in the Division of Mrs. Lucinda Litton's Land, as of record in Book 547, Pages 177 and 178.

Said Lot No. 27 fronts 55 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Said part of Lot No. 28 fronts 30 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

BEING the same property conveyed to Everett M. Drake and Bernice S. Dawson, as joint tenants with right of survivorship, not as tenants in common, by quitclaim deed, recorded February 17,

2004 in Instrument No. 20040217-0017775, Register's Office for Davidson County, Tennessee; the said Bernice S. Dawson having since died.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1126 East Delmas Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 11th day of July, 2008.

"GRANTORS"

Everett M. Drake

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Everett M. Drake, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin Tennessee this 11th day of July, 2008.

My commission expires: June 12, 2011

Notary Public

(Seal)

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN