This Instrument Prepared by:
Samuel A. Baron
1109 17th Avenue South
Nashville, TN 37212

MAP: 071160
PARCEL: 153.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Isaac Evan Grace, Jr.
1309 Montgomery Avenue NDH
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 10/09/08 12:55 2 pg
Fees:13.00 Taxes:372.26
20081009-0102485

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2008 between

Belinda F. Campbell, an unmarried woman

hereinafter referred to as **Grantor**, and

Isaac Evan Grace, Jr., an unmarried man

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 8 on the Map of Essex Place, not of record described according to a survey made by Blanchard and Parrish Surveyors, September 10, 1937, as follows, to wit:

Beginning on the Easterly margin of Montgomery Street, at the intersection of the Easterly margin of said Montgomery Street and the Northerly margin of Jewell Street; thence with the Easterly margin of said Montgomery Street, Northwardly 54.25 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two lots, Eastwardly 150 feet to the Westerly margin of any alley; thence with said alley Southwardly 53.75 feet to the Northerly margin of said Jewell Street (also known as Leroy Street), Westwardly 150 feet to the beginning.

Being the same property conveyed to Belinda F. Campbell, an unmarried woman, by Warranty Deed recorded at Instrument Number 200507140081464, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which Grantee assumes and agrees to pay, and the Deed of Trust of record in Instrument Number 20050714-0081465, said Register's Office and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Belinda F. Campbell

Belinda F. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Belinda F. Campbell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of July, 2008.

Notary Public

My Commission Expires: SAMUEL A. BARON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,611.62.

Affiant

Sworn to and subscribed before me, this 23rd day of July, 2008.

Amanda Anderson

Notary Public

My Commission Expires: AMANDA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011