BILL GARRETT, Davidson County
Trans:T20090040034 DEEDQC
Recvd: 06/16/09 12:56 13 pgs
Fees:67.00 Taxes:0.00
20090616-0055935

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 0.00

Ronald L Hooper

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS THE 16
DAY OF June, 2009.

Charlotte Johnson

Notary Public

CHARLOTTE JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 23, 2011

THIS INSTRUMENT WAS PREPARED BY:
RONALD L. HOOPER, SR., ATTORNEY-AT-LAW,
5110 DELAWARE AVE., NASHVILLE, TN 37209-2133, (615)-297-9288

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO;**	**MAP-PARCEL NO.**
Philip D. Campbell 4459 Little Marrowbone Rd. Joelton, TN 37080	James A. Campbell 4459 Little Marrowbone Rd Joelton, TN 37080	03700003500

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum One and no/100 ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RENELLE CAMPBELL,** now known as **RENELLE D. SMARTT**, have bargained and sold, and by these presents do remise release and QUITCLAIM all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee as hereinafter described unto **PHILIP D. CAMPBELL**, his heirs and assigns, pursuant to the Final Divorce Decree Of Divorce entered by the Second Circuit Court For Davidson County, Tennessee on the 27th Day of April 1993 in the matter of **Philip D. Campbell Vs. Renelle Campbell**, Docket No. 93D-516, a certified copy of which is

attached hereto as Exhibit "B". Said tract or parcel of land that is being conveyed hereunder is described as follows, to wit:

(SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF)

This is the same property description as the previous deed.

Being the same property conveyed to Philip D. Campbell and wife, Renelle Campbell by deed from Dudley B. True, and wife, Beulah True, of record in Book 6813, page 392, Register's Office for Davidson County, Tennessee.

Also included in this conveyance is the Fleetwood House Trailer affixed to the property.

This is improved property located and known as 4459 Little Marrowbone, Joelton, Tennessee 37080

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 12TH day of June, 2009.

Renelle D. Smartt

RENELLE D. SMARTT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Renelle D. Smartt**, the within named 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 the 12th day of June, 2009.

Phyllis D. Kirby

NOTARY PUBLIC

PHYLLIS D. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 03/11/12

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a certain parcel of land located in the Second Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (set), said pin being in the south margin of Little Marrowbone Road and a corner to Marrowbone Church of Christ, also being the northeast corner of the herein described property; thence with the line of Marrowbone Church of Christ South 19 degrees 37 minutes 10 seconds East,261.26 feet to a point in the center of Little Marrowbone Creek; thence with the center of said creek North 68 degrees 38 minutes 24 seconds East, 70.09 feet to a point in said creek, a corner to Henry Jones; thence with Jones South 52 degrees 10 minutes 38 seconds East, 125.48 feet to an iron pin (set) by a gum stump; thence with Jones South 18 degrees 30 minutes 00 seconds East, 361.64 feet to an iron pin (set), said pin being in the line of Jones and a corner to Stanley Bergosh; thence with Bergosh South 70 degrees 10 minutes 51 seconds West, 1028.31 feet to a 12" cedar tree; thence with the line of Bergosh North 04 degrees 30 minutes 54 seconds West, 251.05 feet to a point in the center of Little Marrowbone Creek and the center of a small drain, said point being a corner to Bergosh and L. F. West, Jr.; thence with West along the center of said drain North 09 degrees 36 minutes 20 seconds East, 115.82 feet to a point in center of said drain; thence North 18 degrees 03 minutes 40 seconds West, 102.80 feet to a point in the center of said drain; thence North 09 degrees 28 minutes 40 seconds West, 84.74 feet to a point in the center of said drain, also being in the South margin of Little Marrowbone Road; thence with the South margin of Little Marrowbone Road North 58 degrees 48 minutes 20 seconds East, 170.36 feet to an iron pin (set); thence with the South margin of Little Marrowbone Road North 54 degrees 40 minutes 29 seconds East, 614.14 feet to the point of beginning and containing 12.96 acres, according to a survey by Johnson and Dillehay Land Surveying, dated February 1, 1986.

Exhibit "B"

IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PHILIP D. CAMPBELL,
Plaintiff,

vs.

RENELLE CAMPBELL,
Defendant.

No. 93D-516

FINAL DECREE OF DIVORCE

This cause came to be heard on the 29th day of April, 1993, before the Honorable Marietta Shipley, Judge of the Second Circuit Court for Davidson County, Tennessee, upon the Plaintiff's petition for an absolute divorce, the Marital Dissolution Agreement signed by both parties, the testimony of the Plaintiff in open Court, statements of counsel for the Plaintiff, and upon the entire record herein, from all of which the Court finds that the allegations of the Petitioner have been fully sustained and that the parties have suffered irreconcilable differences in their marriage as entitles them to an absolute divorce.

It is, therefore, ORDERED, ADJUDGED AND DECREED that the Plaintiff, Philip D. Campbell, be and he hereby is, awarded an absolute divorce from the Defendant, Renelle Campbell, on the grounds of irreconcilable differences, T.C.A. § 36-4-103, and he is hereby restored to all the rights and privileges of an unmarried person.

It further appears to the Court that the parties have no children and that they have made adequate and sufficient provision by written agreement for the equitable settlement of any property rights between them. The Court hereby approves the Marital Dissolution Agreement and same is copied herein verbatim as follows:

FILED

SECOND CIRCUIT

IN THE _____ CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

1993 FEB -5 AM 9:38

PHILIP D. CAMPBELL,
Husband,

v.

RENELLE CAMPBELL,
Wife.

DEPUTY CLERK

Case No. 93D-516

D.C.

MARITAL DISSOLUTION AGREEMENT

1. WHEREAS, Philip D. Campbell, hereinafter referred to as the "Husband", and Renelle Campbell, hereinafter referred to as the "Wife", have suffered irreconcilable differences in their marriage so that the same is now irretrievably broken; and,

2. WHEREAS, the parties are presently living separate and apart; and,

3. WHEREAS, the parties desire to enter into a Marital Dissolution Agreement providing for the division of their property and debts, and to tender this Agreement to the Court for approval in the event that a Final Decree of Divorce is granted in this cause; and,

4. WHEREAS, the parties own some real property located in Davidson County, Tennessee, and some items of personal property;

NOW THEREFORE, in consideration of the mutual promises and covenants contained therein, the parties agree as follows:

I. NO INTERFERENCE

It is agreed by and between the parties, that each party shall be free from interference, authority and control, direct or indirect, by the other, as fully as if he or she were single and unmarried. It is further agreed that neither party shall molest nor threaten nor harass the other, nor compel nor endeavor to compel the other to cohabit or dwell with him or her.

II. DIVORCE

It is agreed by and between the parties that the Husband shall proceed to obtain a divorce upon the grounds of irreconcilable differences.

III. PERSONAL PROPERTY

The parties shall have all home furnishings and personal effects now in their separate possessions as their own, except as follows: one love seat, one barrel of china, one-half of the

kitchen utensils, two chests of drawers, one desk and the Wife's personal effects now in the possession of the Husband shall vest entirely in the Wife and any interest of the Husband therein shall be divested from him and vest exclusively in the Wife.

The parties own in their joint names three hundred shares (300) of Home Depot stock. The parties shall divide these shares equally with one hundred fifty shares (150) vesting exclusively in the Husband and one hundred fifty shares (150) vesting exclusively in the Wife. Each party shall provide the necessary documentation and signatures to accomplish the transfer of said stock into each other's sole names as above indicated.

The Wife owns fifty-six (56) shares of Home Depot stock in her own name. These shares shall vest entirely and exclusively in the Wife and any interest of the Husband therein is divested from him into the Wife.

It is agreed by and between the parties that the Wife shall have as her own all funds in a joint savings account at Union Planters' Bank, free and clear of all interest and any claim by the Husband.

It is further agreed by and between the parties that the Husband shall have as his own one John Deere Tractor and attachments, a Suzuki four-wheeler and one portable shed, free any clear of any claim or interest by the Wife.

It is further agreed by and between the parties that a certain life insurance policy issued on the life of the Husband by New England Insurance Investment, Inc. but titled in the name of the Wife shall be immediately surrendered by the Wife and one-half the cash surrender value thereof shall be paid by the Wife to the Husband.

IV. VEHICLES

It is agreed by and between the parties that the Wife shall have as her sole property a certain 1982 Chevrolet S10 pickup now title in the name of the Husband, free and clear of any interest or claim of the Husband. It is further agreed that the Husband shall sign or endorse all papers necessary to effect transfer of title of said vehicle in his name to the sole name of the Wife.

It is agreed by and between the parties that the Husband shall have as his sole property a certain 1992 Chevrolet 1/2-ton pickup now titled in the joint names of the parties, free and clear of any interest or claim of the Wife. It is further agreed that the Wife shall sign or endorse all papers necessary to effect transfer of title of said vehicle in parties' joint names to the sole name of the Husband.

V. REAL PROPERTY AND HOUSE TRAILER

It is agreed by and between the parties that a certain Fleetwood House Trailer located at 4459 Little Marrowbone Road, Joelton, Tennessee 37080, now jointly titled, shall belong exclusively to the Husband, free and clear of any interest or claim by the Wife.

It is agreed by and between the parties that a certain thirteen (13) acres located 4459 Little Marrowbone Road, Joelton, Tennessee 37080, now jointly titled and on which said house trailer is situated, shall belong exclusively to the Husband, free and clear of any interest or claim by the Wife.

It is agreed by and between the parties that a certain joint interest in a one-third ownership of ninety-two (92) acres located on Little Marrowbone Road, Joelton, Tennessee 37080, shall vest entirely in the Husband, free and clear of any interest or claim by the Wife.

The Wife shall sign or endorse all papers necessary to convey her interest in said real property and said house trailer to the Husband.

VI. MARITAL DEBTS

It is agreed by and between the parties that the Husband shall be exclusively responsible for and pay all debts on the following properties: the house trailer, the thirteen (13) acres on which the house trailer is situated, the interest in a one-third ownership of ninety-two (92) acres on Little Marrowbone Road, and the 1992 Chevrolet 1/2-ton pickup, and shall indemnify the Wife and hold her harmless therefrom.

It is agreed by and between the parties that the Wife shall be exclusively responsible for and pay all debts on the parties'

Visa and Castner Knott credit cards, and shall indemnify the Husband and hold him harmless therefrom.

It is agreed by and between the parties that each party shall be solely responsible for debts that they have acquired in their respective names henceforth and that they shall each indemnify and hold the other harmless therefrom.

VII. NO FURTHER ENCUMBRANCES

It is agreed by and between the parties that neither party shall further encumber the credit of the other from and after the date of signing this Marital Dissolution Agreement.

VIII. ATTORNEY FEES

It is agreed by and between the parties that the parties shall be responsible for their own attorneys' fees.

IX. COURT COSTS

It is agreed by and between the parties that the court costs in this action shall be taxed to the Husband.

X. FURTHER NECESSARY ACTS

It is agreed by and between the parties that both parties will sign any and all deeds, titles, documents or other instruments necessary to carry out the purposes and intents of this Agreement.

XI. ESTATE WAIVER

It is agreed by and between the parties that this Agreement is intended to be a final settlement of all property and support rights and obligations of the respective parties hereto, and shall constitute a discharge from all claims arising our of their marital relationship, except as provided herein. Each party hereby waives and relinquishes to the other all rights or claims which each may have or hereafter acquire under the law of any jurisdiction with respect to the other's property, including, without limitation, dower, curtesy, statutory allowance, homestead rights, right to take against the will of the other, inheritance, descent or distribution, or right to act as administrator or executor/ix of the other's estate, except as provided by the terms of this Agreement. This Agreement applies to all property now owned by the Husband and Wife, individually or jointly, or any property that either of them may acquire in the future.

XII. ENTIRE AGREEMENT

It is agreed by and between the parties that this Agreement contains the entire understanding of the parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein and that all prior and oral agreements are hereby merged with this Agreement. It is further agreed by and between the parties that this Marital Dissolution Agreement may not be amended except in writing by the consent of both parties.

XIII. ENFORCEMENT

It is agreed by and between the parties that in the event it becomes reasonably necessary for either party to institute legal proceedings to procure the enforcement of any provision of this Agreement, and if successful, he or she shall also be entitled to a judgment for reasonable expenses including attorney fees incurred in prosecuting the action.

XIV. NO OTHER ASSETS

The parties acknowledge that there are no other assets (including but not limited to retirement plans, pensions or savings) owned by them, either jointly or individually, and that they have no interest in any assets, which are not reflected by the terms of this Agreement. The parties warrant and represent that they have made a full disclosure to each other of all assets in which they have an interest.

XV. NO UNDUE INFLUENCE

It is understood and agreed between the parties that this Agreement is entered into without undue influence, fraud, coercion, or misrepresentation, or for any reason not herein stated. The provisions in this Agreement and their legal effect are fully known by each of the parties, and each party acknowledges that the Agreement is fair and equitable and that it is being entered into voluntarily.

XVI. SEVERABILITY

In the event that any provision of this Agreement shall be invalid by a court of competent jurisdiction, such invalid provision shall not affect the other provisions of this Agreement,

said provisions being severable.

XVII. AFTER-ACQUIRED PROPERTY

The parties acknowledge that between the date of execution of this Agreement and entry of a Final Decree of Divorce, the parties may acquire additional property, either real, personal, or mixed. The parties agree that each shall own such after-acquired property as his or her sole property, free and clear of any interest or claim of the other.

XVIII. WAIVER OF SERVICE OF PROCESS

It is agreed by and between the parties that the Wife agrees to waive service of process upon her, and attest thereto by her signature upon this marital dissolution agreement.

WITNESS OUR HANDS, this 3RD day of FEBRUARY, 1993, as to the Husband, and this 3RD day of FEBRUARY, 1993, as to the Wife.

Philip D. Campbell
PHILIP D. CAMPBELL, HUSBAND

Renelle Campbell
RENELLE CAMPBELL, WIFE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Philip D. Campbell, with whom I am personally acquainted, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 3RD day of FEBRUARY, 1993.

My Commission Expires: MARCH 27, 1993

Charles E. Lee Jr.
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF _____)

PERSONALLY appeared before me, Renelle CAmpbell, with whom I am personally acquainted, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 3RD day of FEBRUARY, 1993.

My Commission expires: MARCH 27, 1993

Charles E. Lee Jr.
NOTARY PUBLIC

Prepared by:

Thomas K. Bowers

THOMAS K. BOWERS, #13723
Attorney for the Husband
346 21st Avenue North
Nashville, Tennessee 37203
(615) 321-3185

It is further ORDERED, ADJUDGED AND DECREED that the provisions of said Marital Dissolution Agreement are made the judgment of the Court.

The final costs of this cause are assessed against the plaintiff, for which execution may issue if necessary.

ENTER this 27th day of April, 1993.

MARIETTA SHIPLEY, JUDGE

APPROVED FOR ENTRY:

THOMAS K. BOWERS & ASSOC., P.C.

By: DONALD W. FISHER, #14714
Attorney for the Plaintiff
346 21st Avenue North
Nashville, Tennessee 37203
615/321-3185

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing Final Decree was mailed to Ms. Renelle Campbell, 1626 C.C. Road, Kingston Springs, Tennessee 37082, this 29th day of April, 1993.

DONALD W. FISHER

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the order heretofore entered in the SECOND Circuit Court for Davidson County, Tennessee, on the 30 day of APRIL , 1993 , in the Case Number 93D516 between CAMPBELL, PHILIP D Plaintiff, and CAMPBELL, RENELLE Defendant, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 15 day of APRIL in the year two thousand nine and in the 232nd year of American Independence.

RICHARD R. ROOKER, Clerk,

By _____
Deputy Clerk

SEAL

