BILL GARRETT, Davidson County
Trans:T20090042183 DEEDQC
Recvd: 06/24/09 12:52 3 pgs
Fees:17.00 Taxes:0.00
20090624-0058756

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

James A Campbell
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS THE 24th DAY OF June, 2009.

Ronald L Hooper
Notary Public

MY COMMISSION EXPIRES: May 6, 2013

RONALD L. HOOPER, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.**
James A. Campbell Et Ux 4459 Little Marrowbone Rd. Joelton, TN 37080	SAME	03700003500

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES A. CAMPBELL** being the sole heir-at-law of **PHILIP D. CAMPBELL,** deceased, 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, Tennessee, as hereinafter described unto **JAMES A CAMPBELL** and wife, **KATHY DENISE CAMPBELL** their heirs and assigns, with said tract or parcel of land that is being conveyed hereunder is described as follows, to wit:

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 6, 1986.

Being the same property conveyed to Philip D. Campbell and wife, Renelle Campbell by Deed from Dudley B. True, and wife, Beulah True or record in Book 6813, page 392, Register's Office for Davidson County, Tennessee. The said Philip D. Campbell and wife, Renelle Campbell having since divorced by Final Decree of Divorce entered in the Second Circuit Court for Davidson County, Tennessee in Philip D. Campbell Vs. Renelle Campbell, Docket No. 93D-516, a certified copy of which is attached as an exhibit to Instrument No. 20090616-0055935 as of record in the Register's Office for Davidson County, Tennessee, and further being the same property that Renelle Campbell conveyed her interest therein by Deed to Philip D. Campbell by Deed of record in Instrument No. 200906-6-0055935 Register's Office for Davidson County, Tennessee.

Further being the same property described in an Affidavit of Heirship As To The Heirs of the said Philip D. Campbell, and providing that the said Philip D. Campbell died intestate, survived by his sole heir at law, James A. Campbell,

the Grantor herein, as of record as Instrument No. 20090616-0055937 Register's Office for Davidson County, Tennessee.

This is the same property description as the previous deed.

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

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

Witness our hands this 24th day of June, 2009.

James A. Campbell

JAMES A. CAMPBELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **James A. 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 24th day of June, 2009.

Ronald L. Hooper

NOTARY PUBLIC

My commission expires: May 6, 2013.

RONALD L. HOOPER, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.