BILL GARRETT, Davidson County
Trans:T20090046457 DEEDWARR
Recvd: 07/10/09 11:35 8 pgs
Fees:43.00 Taxes:310.80

20090710-0064490

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090600580

WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of July, 2009

Veronica E. Victory
Notary Public

MY COMMISSION EXPIRES: 2-18-13

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry G. Campbell **2309 Eugenia Avenue** **Nashville, TN 37211**	Kerry G. Campbell 2313 Eugenia Ave Nashville, TN 37211	**118-08-0-004.00**

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, WE,

Brenda J. Craighead, John G. Victory, Steve C. Victory, Patsy A. Shearson, Judy Golliher, Lisa G. Ward and Laura B. victory (a/k/a Laura U. Victory)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kerry G. Campbell and Wife, Gail Campbell

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:

Being Lot No. 52 on the map of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said lot is triangular in shape, fronts 185.6 feet on the westerly side of Eugenia Avenue and runs back 97.8 feet on the south line, to an alley in the rear on which it measures 209.9 feet.

Being the same property conveyed to Brenda J. Craighead, John G. Victory, Steve C. Victory, Patsy A. Shearon, Judy Golliher and Lisa G. Ward by Quitclaim Deed by Laura U. Victory (a/k/a Laura B. Victory), a widow, dated 3/10/03 and recorded 3/12/03 in Instrument Number 20030312-0033117, also being the same property conveyed to John W. Victory and wife, Laura U. Victory by Warranty Deed from Albert A. Ledbetter and wife, Nina Ledbetter, dated 3/6/59 and recorded 3/9/59 in Book 2879, page 595, Register's Office for Davidson County, Tennessee. The said Laura U. Victory (a/k/a Laura B. Victory) retains a life estate in said property. John W. Victory having since died on or about _____, leaving property solely vested in Laura U. Victory a/k/a Laura B. Victory, as surviving spouse.

This property has never been nor ever intended to be the principal residence of Brenda J. Craighead, John G. Victory, Steve C. Victory, Patsy A. Shearson, Judy Golliher and Lisa G. Ward.

Unimproved ( )
This is improved (X) property known as **2309 Eugenia Avenue , Nashville, TN 37211**
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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 7-9-09 ~~day of June, 2009.~~

Brenda J. Craighead

Brenda J. Craighead

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of ~~June~~ July 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

Witness our hands this 7.9.09 ~~day of June, 2009~~.

John G. Victory

John G. Victory

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of ~~June,~~ July 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

Witness our hands this 22 day of June, 2009.

Steve C Victory

Steve C. Victory

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 Steve C. Victory the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of June, 2009.

Commission Expires: Nov. 14, 2009

Kate Gales
Notary Public

KATE GALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
NOVEMBER 14, 2009

Witness our hands this 7-9-09 ~~day of June, 2009~~.

Patsy A. Shearon

Patsy A. Shearon

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of ~~June~~ July, 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

Witness our hands this 9th day of ~~June~~ July, 2009.

Judy D. Golliher

Judy Golliher

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of ~~June~~ July, 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

Witness our hands this 7-9-09 ~~day of June, 2009.~~

Lisa G. Ward

Lisa G. Ward

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of ~~June~~ July 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

Witness our hands this 9th day of ~~June,~~ July 2009.

Laura B. Victory

Laura B. Victory (a/k/a Laura U. Victory)

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura B. Victory (a/k/a Laura U. Victory the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of ~~June,~~ July 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013