Box 89

BILL GARRETT, Davidson County
Trans: T20090062514 DEEDWARR
Recvd: 09/11/09 14:43 3 pgs
Fees: 13.00 Taxes: 1110.00
20090911-0085309

17127
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
The American Legion,
Department of Tennessee
318 Donelson Pike
Nashville, TN 37214

Send Tax Bills to:
New Owner
215 Rosa L. Parks Avenue
Nashville, TN 37203

Map/Parcel: Map/Parcel: 09609005700

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, I/we, **Keith Cameron, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The American Legion, Department of Tennessee**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 318 Donelson Pike, Nashville, TN 37214

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 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 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 as on the date shown on the Notary Public form.

Keith Cameron

Keith Cameron

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 10th day of September, 2009.

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires NOV. 22, 2010

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this 10th day of September, 2009.

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires NOV. 22, 2010

EXHIBIT "A" **File#: 17127**

Legal Description

LAND in Davidsion County, Tennessee, being part of Lot No. 4 of the Donelson Annex Subdivision, which plan is of record in Book 547, page 196, Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, Surveyor, May 28, 1976, as follows:

Beginning at the southeast corner of the James Thomas Underwood property in the northerly margin of Emery Drive, and running with Underwood's line, North 4 deg. 31 min. East 100 feet to a point in Moore's property; thence with Moore's southerly line, South 85 deg. 29 min. East 276.22 feet to an iron pin in the westerly margin of Donelson Pike, which was formerly Polk Ave.; thence South 3 deg. 18 min. West, with the west margin of Donelson Pike, 74.46 feet to a point at the beginning of a curve to the southwest having a 25 foot radius; thence southwesterly around said curve, 39.81 feet to a point in the north right-of-way of Emery Drive; thence with the northerly margin of Emery Drive, North 85 deg. 29 min. West 252.80 feet to the point of beginning.

BEING the same property conveyed to Keith Cameron pursuant to the Last Will and Testament of Inez V. Williams, Probate No. 06P-1969, and by Quitclaim Deed from Keith Camerson, Executor of the Estate of Inez V. Williams, dated January 25, 2007, and recorded in Instrument No. 20070129-0011787, said Register's Office.

The above described property was never used as a residence by the Grantor.