03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2010

Diane K. Mann
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark Lane	Bank of America, N.A.	Parcel ID:
907 Kipling Drive	900 W. Trade St.; 3rd Fl.	10714006000
Nashville, TN 37217	Charlotte, NC 28255-0001	

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

Norine E. Campbell a/k/a Betty Campbell, Trustee of The Norine E. Campbell a/k/a Betty Campbell Family Trust Agreement dated December 26, 1998, and Norine E. Campbell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mark Lane, ___ ____
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:

LAND in Davidson County, Tennessee, being Lot No. 151 on the Map of Miro-Meadows, as of record in Book 1424, Pages 94 and 95, said Register's Office.

Said Lot No. 151 fronts 70 feet on the south side of Kipling Drive and runs back between lines, 144.1 feet on the west line, 143.9 feet on the east line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Norine E. Campbell, Trustee of the Norine E. Campbell a/k/a Betty Campbell (Revocable Living) Family Trust Agreement dated December 26, 1998, by deed from Norine E. Campbell, an unmarried woman, of record in Instrument 20000919-0092795, said Register's Office. See also deed of record in Book 6329, Page 798, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1710, Page 183, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Pages 94 and 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 907 Kipling Drive, Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20100048810 DEEDWARR
Recvd: 08/06/10 15:36 2 pgs
Fees:13.00 Taxes:294.15

20100806-0062329

Witness our hands this 23rd day of July, 2010.

Norine E. Campbell a/k/a Betty Campbell,
Trustee of The Norine E. Campbell a/k/a
Betty Campbell Family Trust Agreement
dated December 26, 1998

BY: Norine E Campbell
Norine E. Campbell, Trustee

and,

Norine E Campbell
Norine E. Campbell, Individually

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 Norine E. Campbell a/k/a Betty Campbell, Trustee of The Norine E. Campbell a/k/a Betty Campbell Family Trust Agreement dated December 26, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of The Norine E. Campbell a/k/a Betty Campbell Family Trust Agreement dated December 26, 1998, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Norine E. Campbell 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 Nashville, Tennessee, this 23rd day of July, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.