BILL GARRETT, Davidson County
Trans:T20110070681 DEEDWARR
Recvd: 11/09/11 08:57 3 pgs
Fees:18.00 Taxes:194.25
20111109-0087511

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11101445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $52,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2011.

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
XAC Properties	New Owner	Tax Parcel ID No.
~~310 E Old Hickory Blvd~~ PO Box	1425	04313009000
~~Madison, TN 37115~~ Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Campbell Investments, a Tennessee General Partnership,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **XAC Properties,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3 in Block "C", The Plan of Forrest Park Subdivision (erroneously referred to as Forrest Park Subdivision in deed of acquisition) as shown on plat of record in Plat Book 843, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Campbell Investments, a Tennessee general partnership, Joseph A. Campbell and Nancy J. Campbell, general partners by Warranty Deed from Jack B. Cole, a married person, recorded on the 12th day of February, 2003 in Instrument No. 20030212-0019640, in the Office Register's of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK C, PLAN OF FOREST PARK, as recorded in Plat Book 843, Page(s) 44.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4124, Page 457.

This is improved property located at 310 E Old Hickory Blvd Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of November, 2011.

Nancy J. Campbell

Campbell Investments, a Tennessee General Partnership
By: Nancy J. Campbell, Partner

*See attached Exhibit A. allowing Nancy J. Campbell to convey title on behalf of the partnership.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy J. Campbell, as a partner for Campbell Investments, a Tennessee General Partnership, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this November 8, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Exhibit A.

TO WHOM IT MAY CONCERN:

Nancy J. Campbell has the authority to execute the sale agreement on 310 Old Hickory Blvd., Madison, TN., 37115 on behalf of Campbell Investment partnership.

Joseph A. Campbell 11/7/2017

Joseph A. Campbell