Davidson County DEEDWARRSP
Recvd: 12/01/11 13:40 3 pgs
Fees:18.00 Taxes:185.00
20111201-0093634

THIS INSTRUMENT PREPARED BY:

CHAFFIN, BURNSED & BLACKBURN, PLLC
The Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert A. Mumpy 7411 West Wright Street Wauwatosa, WI 53213	SAME	024 00 0 222.00

STATE OF ~~TENNESSEE~~ Wisconsin)
COUNTY OF Milwaukee)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 30th day of November, 2011.

Notary Public

My commission expires: 02/01/2015

NOTARY PUBLIC LISA M. TYLEY STATE OF WISCONSIN

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 30th day of November, 2011, by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, hereinafter referred to as "Grantor," to **ROBERT A. MUMPY AND JUDITH J. MUMPY, HUSBAND AND WIFE**, hereinafter and collectively referred to as "Grantees."

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

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

This is improved property known as 1695 Campbell Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantees that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantees, their heirs and/or assigns, as against all acts of the Grantor herein and no other.

Grantees hereunder accept title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantees represent and warrant that they have

conducted their own due diligence with regard to the real property and matters of title related to the real property, and represent and warrant that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantees accept title to the real property subject to any problems arising in connection with the real property and/or the improvements thereon.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Ada Sue McPeak
Ada Sue McPeak
Title: Assistant Vice President HBF/CRE Loan Administration

STATE OF CALIFORNIA)
COUNTY OF Contra Costa)

On November 29, 2011 before me Sherry Bennett, Notary Public, personally appeared Ada Sue McPeak, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/~~she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherry Bennett (Seal)

SHERRY BENNETT
COMM. # 1859372
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. AUG. 26, 2013

CERTIFICATE OF AUTHENTICITY

I, Janet Gers, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land situated in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee according to a survey made by R. L. Montoya-Land Surveying, Inc., dated October 3rd, 1996 is more particularly described as follows:

BEGINNING at an iron rod in the southerly margin of Campbell Road, said being the northwest corner for this tract and the southwest corner of Sturgis property; thence, leaving said margin and running with a common line to Sturgis property South 68 deg. 53' 35" East 384.93 feet to an iron rod in the West margin of Campbell Road being the northeast corner of this tract; thence with the West margin of Campbell Road, a curve to the left having a Delta of 14 deg. 41' 05", a radius of 985.24 feet, a tangent of 126.95 feet, a length of 252.51 feet, and a chord of South 14 deg. 05' 05" West 251.82 feet to an iron rod; thence, leaving said margin and running with a common line of the Arthur N. Irvin property as evidenced in Deed Book 5104, Page 976, Register's Office for Davidson County, Tennessee South 06 deg. 44' 32" West 262.70 feet to an iron rod at a metal fence post; thence with an existing fence line for the next 40 calls; 1) North 64 deg. 06' 22" West 290.04 feet to an iron rod thence; 2) North 73 deg. 33' 09" West 48.57 feet to an iron rod thence; 3) North 68 deg. 48' 05" West 195.01 feet to an iron rod; 4) North 50 deg. 28' 39" West 70.20 feet to an iron rod thence; North 33 deg. 24' 55" West 90.37 feet to an iron rod in the southerly margin of Campbell Road; thence with a curve to the left having a Delta of 22 deg. 26' 21", a radius of 815.16 feet, a tangent of 161.70 feet, a length of 319.25 feet, and a chord of North 49 deg. 35' 02" East 317.21 feet to an iron rod; thence, continuing with said road North 38 deg. 21' 52" East 136.54 feet to the point of beginning containing 247,021 square feet, or 5.67 acres more or less.

Being the same property conveyed to First Tennessee Bank National Association by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee of record in Instrument 201104290032717, Register's Office for Davidson County, Tennessee, dated April 26, 2011.