BILL GARRETT, Davidson County
Trans:T20120014822 DEEDWARR
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Fees:28.00 Taxes:400.71
20120229-0017634

GENERAL WARRANTY DEED

F ROM: RONALD EUGENE AVIS,
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: CHERYL HARRIS, TRUSTEE,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
c/o O'Neil Hagaman PLLC 3310 West End Avenue Suite 400 Nashville, TN 37203	[New owner]	024-0-184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eight Thousand Three Hundred and 00/100 Dollars ($108,300.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of February, 2012.

Lynne Jervis
Notary Public

My Commission Expires: 7-3-2012

LYNNE JERVIS NOTARY PUBLIC Commission Expires July 3, 2012 Davidson County, TN

17778N:120132:927035:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of One Hundred Eight Thousand Three Hundred and 00/100 Dollars ($108,300.00), the receipt and sufficiency of which are hereby acknowledged, Ronald Eugene Avis, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Cheryl Harris, Trustee for the Campbell Road Property Trust ("Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Campbell Road in Davidson County, TN.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 24th day of February, 2012.

RONALD EUGENE AVIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a Notary Public of said County and State, RONALD EUGENE AVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Davidson County, TN this 24th day of February, 2012.

Lynne Jervis
Notary Public

My Commission Expires: 7-3-2012

LYNNE JERVIS NOTARY PUBLIC Commission Expires July 3, 2012 Davidson County, TN

EXHIBIT A

Property Description

Land lying in the 3rd Councilmanic District of Metropolitan Nashville & Davidson County, Tennessee, fronting on an unnamed 50 ft. wide access road and being situated approximately 1,600 feet north of Campbell Road, and further, being at the headwater of a contributory stream to Dry Creek, and being more particularly described according to a survey by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, dated February 15, 2012, as follows;

Beginning at an iron pin being the south corner of the herein described tract and also, being the northeast corner of a 14.15 acre tract, more or less, conveyed to Alvin Lyell Hunter and wife, Sandra Paris Hunter by deed from Joseph Cecil Markham, Sr. and wife, Inis Lorena Markham, of record in Deed Book 4461, Page 279, Register's Office for Davidson County, Tennessee; thence North 53 degrees 53 minutes 06 seconds East 959.22 feet to an iron pin; thence N 30 deg 42 min 47 sec W 40.00 feet to an iron pin; thence N 59 deg 17 min 13 sec E 291.57 feet to an iron pin in the west boundary line of a 94 acre tract conveyed to Cheryl Harris, Trustee, of record in Book 9281, Page 401, R.O.D.C., Tennessee; thence with Harris' west line N 35 deg 17 min 29 sec W 108.59 feet to an iron pin; thence with the southerly line of the property conveyed to Cheryl Harris, Trustee, by deed of record in Book 9509, Page 205, R.O.D.C., Tenn., and crossing the northerly edge of a small pond, N 61 deg. 55 min 13 sec W 357.19 feet to an iron pin located 15 feet south of the point where a small stream enters a cave; thence N 84 deg 28 min 11 sec W 412.42 feet to an iron pin located 30 feet west of a spring; thence S 86 deg 18 min 30 sec W 347.97 feet to an iron pin; thence N 58 deg 29 min 03 sec W 195.52 feet to an iron pin in a valley; thence N 38 deg 25 min 13 sec W 260.86 feet to an iron pin in the east boundary line of the property conveyed to Craig V. Smith and Lois Hardy Leal of record in Instrument No. 20080930-0099032, R.O.D.C., Tenn.; thence with Smith's and Leal's east boundary line S 11 deg 09 min 51 sec W 667.49 feet to an iron pin at an old fence post, being the northwest corner of a 5 acre tract conveyed to Alvin Lyell Hunter and wife, Sandra Paris Hunter, by deed from Joseph Cecil Markham, Sr. and wife, Inis Lorena Markham, of record in Book 4053, Page 581, R.O.D.C., Tenn.; thence with the common boundary line between Hunter and Markham S 59 deg 47 min 27 sec E 760.61 feet to an iron pin; thence continuing with Hunter's east line S 13 deg 16 min 01 sec W 299.79 feet to the point of beginning, and containing 21.66 acres, more or less.

This property is conveyed to subject to and with the benefit and appurtenances of a 50 foot easement for the ingress and egress along it's westernly line and continuing through other land of Joseph Cecil Markham Sr. to Campbell Road, extending in perpetuity for the benefit of Joseph Cecil Markham Sr. and the Grantee herein, his heirs and assigns and currently evidenced by a road.

Being part of the same property ("being part of", due to an overlap of area as shown on the above mentioned survey by Wm. Robert Seigenthaler dated February 15, 2012) conveyed to Ronald Eugene Avis by Quitclaim Deed from James Ledford Herron of record in Instrument No. 20051013-0123516 Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2012 constitute a lien, but are not yet due and payable.

2. Easement for ingress and egress of record in Book 7777, page 318, said Register's Office.

3. Easement for access to graveyards in Book 327, page 236 and Book 512, page 371, said Register's Office.