WARRANTY DEED

For valuable consideration, which we acknowledge having received,
we, Eugene Earl Campbell and his wife, Debra Susan Campbell, the grantors,
have sold and now convey
to Randal McGavock Lea and his wife, Ann Millard Lea, the grantees,
and their heirs and assignees
a piece of real property
in Davidson County, Tennessee, described as follows:

> the northeast part of lot 1
> on the plan of the subdivision of a part of the Chadwell tract,
> on the south side of Neely's Bend Road,
> as shown on the plat of record in book 421, page 061,
> Register's Office for Davidson County (RODC),
> described thus:
>
> > the easterly 125 feet of lot 1,
> > on the southerly margin of Neely's Bend Road,
> > extending back between parallel lines 400 feet to a dead line in the rear,
> > measuring 125 feet on it;
>
> the same property
> which William A. Hays and his wife, Nancy B. Hays,
> on 19 November 1983
> conveyed
> to Eugene Earl Campbell and his wife, Debra Susan Campbell,
> by an installment deed of record in book 6182, page 547, RODC;
>
> subject to a beneficial interest in the nature of a vendors' lien
> in that same installment deed, of record in book 6182, page 547, RODC,
> which Eugene Earl Campbell and his wife, Debra Susan Campbell,
> on 19 November 1983
> granted to John B. Cobb Jr., trustee,
> to secure the payment of a note for $40,000.00 plus interest
> to William A. Hays and his wife, Nancy B. Hays,
> the remaining balance of which debt
> the grantees assume in this sale and promise to pay;
>
> subject to all easements and restrictions of record;
>
> improved realty
> known as 560 Neely's Bend Road, Madison, Tennessee, 37115;

to have and to hold that real property
to the grantees and their heirs and assignees forever.

We covenant with the grantees
that we are lawfully seised and possessed of that land in fee simple,
that we have a good right to convey it,
and that it is unencumbered except as disclosed.

We further covenant and bind ourselves and our heirs and representatives
to warrant and forever defend the title to that land
to the grantees and their heirs and assignees
against the lawful claims of any party.

Witness our hands on 10 February 1989.

Eugene Earl Campbell by DBRushing as AIF

Eugene Earl Campbell
by Duncan Bryant Rushing
as his attorney in fact

Debra Susan Campbell by DBRushing as AIF

Debra Susan Campbell
by Duncan Bryant Rushing
as her attorney in fact

New owners:	R.M. and A.M. Lea,
Tax bills:	560 Neely's Bend Road, Madison, Tennessee, 37115.
Mortgagee:	Nancy Bing Ackroyd, 447 Bob Hope Drive, Nokomis, Florida, 34275.
Map:	052-01-0-325.00; 11-D-72100.

ACKNOWLEDGMENT BY THE SELLERS

State of Tennessee
County of Davidson

Before me, Priscilla Dale Rushing, a notary public at large,
personally appeared Duncan Bryant Rushing,
with whom I am personally acquainted,
whom I know to have executed the preceding warranty deed
on behalf of Eugene Earl Campbell and Debra Susan Campbell,
who, being first duly sworn,
acknowledged he had executed the deed for the stated purpose.

Witness my hand and seal on 10 February 1989.

Priscilla Dale Rushing
Notary Public at Large

My commission will expire on 11 February 1990.

ACKNOWLEDGEMENT BY THE BUYERS

State of Tennessee
County of Davidson

The actual consideration for this transfer
or the fair market value of the property,
whichever is greater,
is $63,000.00.

Randal McGavock Lea

Sworn and signed before me on 10 February 1989.

Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

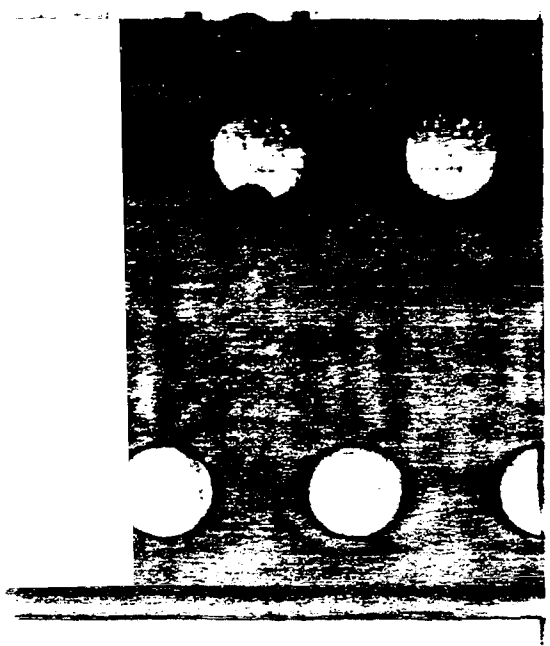
My commission will expire on 24 November 1989.

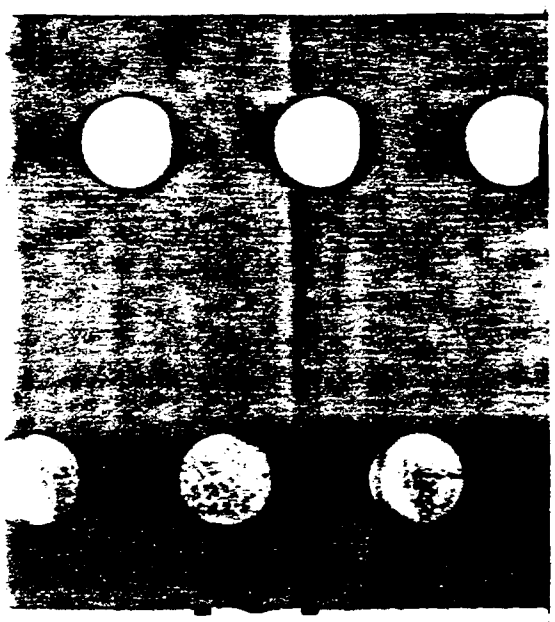
IDENTIFICATION REFERENCE
11082

FEB 23 3 59 PM '89
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY TN

9726 02/23 0101 CHECK 214.40

Prepared by Duncan Bryant Rushing, Attorney at Law, Landmark Title Company,
110 Oaks Tower, 1101 Kermit Drive, Nashville, Tennessee, 37217, 361-5772.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 415

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 63000.00
CON TX 207.90
PRFEE 0.50
WDEED 6.00
TOTAL 214.40
CHECK 214.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/07 01 16:01 0001 9726

I 1082

IDENTIFICATION REFERENCE

Fe 23 3 55 PM '07

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184159