This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Franklin National Bank
230 Public Square
Franklin, TN 37064

NAME OF MORTGAGEE:

Franklin National Bank
230 Public Square
Franklin, TN 37064

ADDRESS NEW OWNERS:

ANNICE P. HARDAWAY
126 Longwood Place
Nashville, Tn. 37215

MAP_____, GROUP_____, PARCEL_____

Map 117-9-B Parcel 14.00

BOOK 9957PG402

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY FIVE THOUSAND & NO/100 ($175,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, JOHN W. CAMPBELL has this day bargained and sold and does hereby transfer and convey unto ANNICE P. HARDAWAY, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, as revised as to floor area and lot coverages in Book 5419, page 183, said Register's Office.

Said Lot No. 14 fronts 60.00 feet on the northerly margin of Longwood Place and extends back between parallel lines measuring 95.00 feet to a line in the rear measuring 60.00 feet thereon.

Being the same property conveyed to John W. Campbell and wife, Cecil M. Campbell by warranty deed of Michael Andrew Zoretic and wife, Nancy Orr Zoretic of record in Book 6263, page 175, Register's Office of Davidson County, Tennessee. Cecil M. Campbell is deceased and said property vested in John W. Campbell by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said ANNICE P. HARDAWAY, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said ANNICE P. HARDAWAY, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said pro rata part thereof to grantee who will be responsible for the payment of said taxes when they become due and payable. Map 117-9-B Parcel 14.00CO

2. Restrictive covenants contained in instrument of record in Book 5344, page 353, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Longwood of record in Plat Book 5200, page 86, as revised in Plat Book 5419, page 183, Register's Office of Davidson County, Tennessee.

4. Sewer easement granted City of Nashville, of record in Book 3401, page 531, Register's Office of Davidson County, Tennessee, dated June 15, 1972.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said ANNICE P. HARDAWAY, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 26th day of February, 1996.

JOHN W. CAMPBELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared JOHN W. CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 26th day of February, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

Sworn to and subscribed before me, on this the 26th day of February, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

0153606
IDENTIF. ← REFERENCE

FEB 26 PM 1:24
X.Z. WILSON III REGISTER
WILLIAMSON COUNTY, TN.

PICK-UP

1431 02/26 0101 03CHECK 656-5



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

RECEIVED OF _____

FOR _____

BOOK 9957 PG 404

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
02/26/96	01	13:25	0001	1431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153606
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009583