**PREPARED BY:**
**STEWART & BLACK, ATTORNEYS**
**333 GALLATIN ROAD SOUTH**
**MADISON, TN 37115**

# WARRANTY DEED

## THIS INDENTURE IS MADE AND ENTERED INTO THIS 21st day of May, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DANIEL H. CAMPBELL and ELSIE COLE P. CAMPBELL, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said DAN FARRAR and SCOTT SPRAGUE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1502 GARTLAND AVENUE, NASHVILLE, TN 37216.

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Daniel H. Campbell
**DANIEL H. CAMPBELL**
Signature of Seller

Elsie Cole P. Campbell
**ELSIE COLE P. CAMPBELL**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **DANIEL H. CAMPBELL and ELSIE COLE P. CAMPBELL, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **May, 1996.**

THOMAS M. BLACK NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 9/18/99

4497 05/23 v.01 03CHECK

159.15

BOOK 10058 PG 525

Name and Address of Property Owner:

**DAN FARRAR and SCOTT SPRAGUE**
1501 Gartland Ave.
Nashville, TN 37206

Property Address:

**1502 GARTLAND AVENUE**
**NASHVILLE, TN 37206**

Person Responsible for Taxes:

**SAME**

**Parcel #: MAP 083-09-0, PARCEL 348**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$39,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **May, 1996**.

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/18/99

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

96 MAY 23 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0184391

EXHIBIT 'A'

Being Lot No. 73 on the plan of the Subdivision of the A.V.S. Lindsley 29-acre tract, as of record in Book 57, page 66, Register's Office for said County.

Said Lot No. 73 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to DANIEL H. CAMPBELL and ELSIE COLE P. CAMPBELL, HUSBAND AND WIFE, by Deed from JOE C. NAPPER AND WIFE, EDNA E., of record in Book 3074, Page 391, Register's Office for DAVIDSON County, Tennessee. .ENDIF

EXHIBIT 'B'

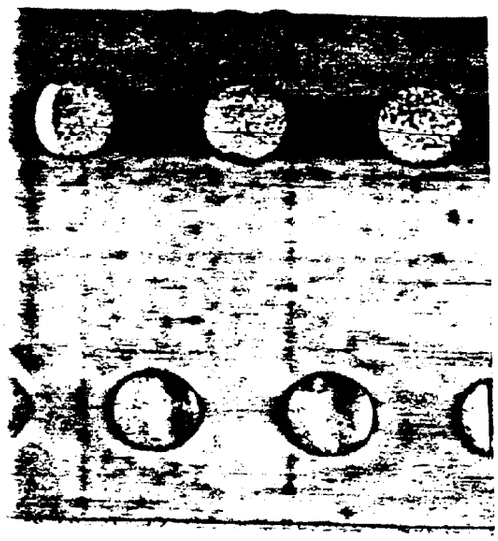
1. All County real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable.
(MAP 083-09-0, PARCEL 348, 381.05).

2. All matters set forth on the Plan of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10058 PG 527

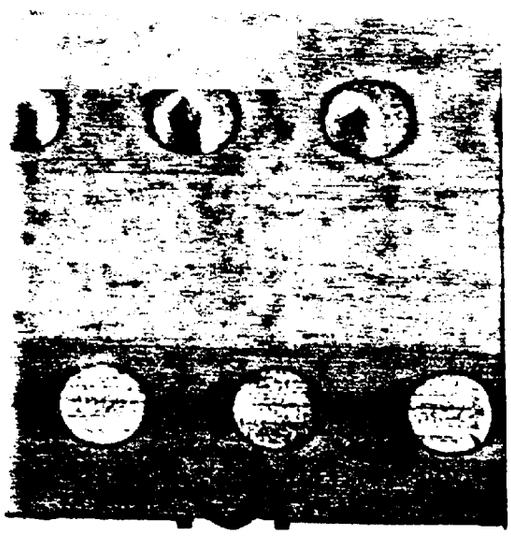
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 39500.00 |
| CON TX | 146.15 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 159.15 |
| CHECK | 159.15 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/96 01 09:19 0001 4497



0184391
IDENTIF. ↑ REFERENCE

96 MAY 23 AM 9:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042432