PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

2353 03/30 0101 03CHECK 25.75

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **February, 1998** between WILLIAM A. TROUTT and FRANCES E. TROUTT, HUSBAND AND WIFE, GRANTORs, and ELSIE P. CAMPBELL, GRANTEE.

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, WILLIAM A. TROUTT and FRANCES E. TROUTT, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto ELSIE P. CAMPBELL, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, 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 herein by reference.

This is improved property known as 437 JANETTE AVENUE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs 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".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: William A. Troutt
WILLIAM A. TROUTT Signature of Seller

Frances E. Troutt
FRANCES E. TROUTT

98 MAR 30 PM 12:32
FELIX P. DAUGHTREY, REGISTER
DAVIDSON COUNTY, TN.

0418297
IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM A. TROUTT and FRANCES E. TROUTT, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ELSIE P. CAMPBELL and

Property Address:

437 JANETTE AVENUE
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 033-12, PARCEL 135.00

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 **$77,500.00** 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 **26th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Gateway Subdivision, Section I, as of record in Plat Book 3300, page 39 and 40, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 69 fronts 80 feet on the southerly side of Janette Avenue and extends back 156.6 feet, more or less, on the easterly line, and 160.3 feet, more or less, on the westerly line, to Dry Creek, on which it measures 92 feet, more or less.

BEING the same property conveyed to WILLIAM A. TROUTT and FRANCES E. TROUTT, HUSBAND AND WIFE, by Warranty Deed from LOIS L. THOMAS & MAGGIE T. LOWE, of record in Book 7001, page 143, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 033-12, PARCEL 135.00).

2. All matters as set forth on the Plan of record in Plat Book 3300, page 39 and 40, said Register's Office, which plan includes a 75-foot minimum building setback line from JANETTE AVENUE; a 20-foot public utility and drainage easement across the lot approximately 57 feet from the southern lot line extending toward the front of the lot.

3. Restrictive Covenants recorded in Deed Book 3344, Page 582, as amended in Book 3370, page 121, Book 3374, page 456, and Book 3398, page 438, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10859 PG 527

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	77500.00
CON TX	266.75
PRFEE	1.00
WDEED	12.00
TOTAL	299.75
CHECK	299.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04118297

IDENTIF. & REFERENCE

98 MAR 30 P1 12:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1272625