Prepared by William T. Cheek, III, Lassiter, Tidwell & Hildebrand, PLLC, 213 Fifth Avenue, North, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Union Street, LLC c/o Phillip A. Johnson, Sr. 102 Sumner Court Hendersonville, Tennessee 37077	Same	Map 93-02-3 Parcel 49

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollar ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, First American National Bank, Trustee under Will of Howell H. Campbell, Sr., deceased (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer and convey unto Union Street, LLC, a Tennessee Limited Liability Company (hereinafter referred to as GRANTEE), its successors and assigns, a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Nichols Heir's Subdivision of Part of Lot 76 on the Plan of the Original Town of Nashville, Tennessee, fronting 21 feet on the southerly side of Union Street and extending back southerly, between parallel lines, 100 feet to an alley, as indicated on a plan of said lots of record in Minute Book K, Page 250, of the County Court for Davidson County, Tennessee.
>
> Being the same property conveyed to H. H. Campbell by deed from A. C. Ferriss and wife, Katherine R. Ferriss dated July 19, 1940, recorded July 19, 1940 in Book 1148, Page 273, Register's Office for said County. H. H. Campbell died testate on or about November 24, 1961. By will and codicils thereto of record in Will Book 75, Page 386, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to First American National Bank and Howell H. Campbell, Jr., as Co-Trustees. Howell H. Campbell, Jr., died on or about October 20, 1995. The said will of H. H. Campbell provided for First American National Bank to continue as Trustee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 1998 property taxes, not yet due). GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR.

98/06/24 0101 03CHECK 656-50
PICK-UP
98 JUN 24 PM 3:37
0454607

Witness my hand this 20th day of June, 1998.

FIRST AMERICAN NATIONAL BANK, TRUSTEE
WILL OF HOWELL H. CAMPBELL, SR., deceased

By: _____
Douglas Kirby, Vice President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Douglas Kirby, Vice President & GRANTOR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the GRANTOR and that he is authorized by the GRANTOR or by its constituent, the constituent being authorized by the GRANTOR, to execute this instrument on behalf of the GRANTOR.

WITNESS my hand and official seal at Nashville, TN, this 20th of June, 1998.

WILLIAM T. CHEEK III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 27, 2001

AFFIDAVIT OF VALUE

STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

The actual consideration or value, whichever is greater, for this transfer is $175,000.

By: _____
Affiant

Sworn to and subscribed before me this 20th day of June, 1998.

WILLIAM T. CHEEK III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires NOV. 27, 2001

F:\USERS\WILL\CHT\Campbell to Johnson Deed.wpd

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10990 PG 528

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	
06/24/98	01		15:37 0001 5187	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454607

IDENTIFICATION REFERENCE

98 JUN 24 PM 3:37

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1310999