Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned**Tommy W. Campbell and wife, Debbie A. Campbell** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Maurica Resendez** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of December, 1998.

Tommy W. Campbell

Tommy W. Campbell

Debbie Campbell

Debbie A. Campbell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tommy W. Campbell and wife, Debbie A. Campbell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 24th day of December, 1998.

Melody R. Wilson

Notary Public

My Commission Expires: 6-13-2001

MELODY R. WILSON NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

98 DEC 29 AM 10:48
REGISTER
DAVIDSON COUNTY, TN.

0529706
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 79,900 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Maurica Campbell
Affiant

Subscribed and sworn to before me this 24th day of December, 1998.

Melody R Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 135 Group 05 Parcel 84.00

ADDRESS NEW OWNER:

Maurica Resendez
3214 Lakeford Drive
Nashville, TN 37214

SEND TAX BILLS TO:

Irwin Mtg. Corp.
P.O. Box 23790
Tucson, AZ 85734-3790

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30B on the Plan of Zone Lot Division, Lots 29 and 30 of Section 3 of East Lake Subdivision of record in Book 5200, page 342 as amended in Book 5200, page 668 in Register's Office for said County.

Said Lot No. 30B fronts 35.68 feet on the easterly margin of Lakeford Drive and extends back 143.00 feet on the northerly line and 143 feet on the southerly line to a dead line in the rear measuring 35.38 feet thereon.

Being the same property conveyed to Tommy W. Campbell from Shawmut Bank Connecticut, N.A. by Warranty Deed dated June 3, 1993 and recorded June 8, 1993 in Book 8975, page 159, Register's Office for Davidson County, Tennessee.

5274 12/29 0101 03CHECK 310.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11269 PAGE 369

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	75000.00
EDM TX	262.50
PRFEE	1.00
MTFEE	12.00
CFEE	2.00
TOTAL	310.63
CHECK	310.63

12/29/98 CL 10:46 0017 5274

0529706
IDENTIF. # REFERENCE

98 DEC 29 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406788