This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072
From information provided
by the parties

Name and Address of New Owner
The James Campbell Family
Limited Partnership
1300 Fort Negley Boulevard
Nashville, TN 37203

Send Tax Bills to:

SAME

MAP: 127
PARCEL: 063

WARRANTY DEED

Instr:200006300065087 Page: 1 OF 2
REC'D FOR REC 06/30/2000 10:32:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.50

THIS INDENTURE, made this 28th day of June, 2000, between

James E. Caldwell and wife, Nell G. Caldwell,

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

The James Campbell Family Limited Partnership,

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in the 9th Civil District of Davidson County, Tennessee, to wit:

Tract No. 1: A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison December 3, 1958 as follows:

Beginning at an iron stake that most easterly corner of E. B. Caldwell's 3.83 acre tract; thence with his easterly line North 25° West 34 feet to an iron stake; thence South 68° 30' East 104 feet to an iron stake on south bank of a creek, Hornbeam pointer; thence with B. F. Bornstein's line South 42° 30' West 188 feet to a black locust; thence North 18° East 150 feet to the beginning containing .27 of an acre, more or less.

Tract No. 2: A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Highway No. 70 North and being a portion of a 12 acre tract of record in Book 2032, page 628, R.O. D. C. and surveyed September 23rd, 1957, by S. H. Hutchison as follows:

Beginning at an iron stake in the southern margin of U.S. Highway No. 70 North, same also being the northeasterly corner of L.C. Littleton's 2 acre lot; thence with the Littleton's easterly line South 28° 50 feet East 515 feet to an iron stake in J. N. Bornstein's northerly line; thence with Bornstein's line as follows: North 59° East 113 feet to a Hackerberry tree; thence North 35° East 205 feet to a double black locust tree; thence leaving Bornstein's line going North 18° East 150 feet to an iron stake with an elm pointer; thence North 25° West 329 feet to an iron stake in the southerly margin of U.S. Highway No. 70 North; thence meandering with south margin of said highway as follows: 62° West 100 feet; South 60° West 100 feet; South 58° West 100 feet; South 59° West 115 feet to the point of beginning and containing 3.83 acres, more or less.

Being the same property conveyed to E. B. Caldwell by deed of record in Book 2858, page 299 (Tract No. 1), in the Register's Office for Davidson County, Tennessee; and the same property conveyed to Ernest B. Caldwell and wife, Elsie Mai Caldwell, by deed of record in Book 2699, page 519 (Tract No. 2), in said Register's Office. Elsie Mai Caldwell predeceased E. B. Caldwell. E. B. Caldwell (also known as Ernest B. Caldwell and Ernest Burr Caldwell) married Ada J. Caldwell. E. B. Caldwell subsequently died testate on December 1, 1994, and by will of record in Will Book 202, page 448, in the Probate Court for Davidson County, Tennessee, devised the property to Ada J. Caldwell and James E. Caldwell as the sole heirs at law of said Ernest Burr Caldwell. The interest of Ada J. Caldwell has since been conveyed to James E. Caldwell and wife, Nell G. Caldwell, by deed of record in Book 9896, page 682, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2000 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James E. Caldwell

James E. Caldwell

Nell G. Caldwell

Nell G. Caldwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Caldwell and Nell G. Caldwell, the within named bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of June, 2000.

Jill E. Trapp

Notary Public

My Commission Expires: 10/14/2001

JILL E. TRAPP NOTARY PUBLIC WILSON CO. TENN

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Sworn to and subscribed before me, this 28th day of June, 2000.

James E. Caldwell

Affiant

Jill E. Trapp

Notary Public

My Commission Expires: 10/14/2001

JILL E. TRAPP NOTARY PUBLIC WILSON CO. TENN