This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Sandra Lynn Campbell
2619 Woodberry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Volunteer Trust Mortgage Corporation
301 South Perimeter Park Drive, Suite 125
Nashville, Tennessee 37211

MAP **96-05**
GROUP
PARCEL **137.00**

WARRANTY DEED

Instr:200008030077035 Page: 1 OF 3
REC'D FOR REC 08/03/2000 11:18:14AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $292.30

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brain K. Fowler, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Sandra Lynn Campbell, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 147 on the Map of Woodberry Park Subdivision, as of record in Book 2133, page 117, Register's Office for Davidson County, Tennessee, to which map reference is here made for a more complete legal description.

Being the same property conveyed to Brain K. Fowler, unmarried by deed from Mary Jane Byrd, unmarried dated July 28, 1998, of record in Book 11042, page 302, Register's Office for Davidson County, Tennessee.

Bob Fowler executes this instrument of behalf of Brain K. Fowler by virtue of a Limited Power of Attorney filed for record in Register's Office for Davidson, Tennessee.

This is improved property known as 2619 Woodberry Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 96-05, Parcel 137.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 117, Register's Office for Wilson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 40 foot minimum building setback line from Woodberry Drive and side lot; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear and side line(s) of said property. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, her heirs and assigns, forever; and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of July, 2000.

Brian K. Fowler

Brain K. Fowler, By Bob Fowler as Attorney-In-Fact

Bob Fowler ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 31st day of July, 2000, in Mt. Juliet, Tennessee, before me personally appeared Bob Fowler to me known to be the person who executed the foregoing Warranty Deed on behalf of Brain K. Fowler, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Brain K. Fowler signing his name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 31st day of July, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $79,000.00

Sandra L Caudill 7/31/00
AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.