RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TNI16012

STATE OF TENNESSEE
COUNTY OF DAVIDSON__ The actual consideration or value whichever is greater, for this transfer is $55,000.00_____

Affiant

Subscribed and sworn to before me, this 8TH day of DECEMBER, 2000.

My commission expires:_____

Notary Public

BRIAN F. HARE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires March 9, 2003

Davidson County DEEDWARR
Recvd: 01/11/01 16:04 2pgs
Fees:11.00 Taxes:203.50
20010111-0003744

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Transcontinental Title 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
2231 GRANDVIEW AVE NASHVILLE, TN 37211	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 118-04-0/189.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

HARVEY C. CAMPBELL , a single person

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BEVERLY BROWN AND OTIS BROWN, wife and husband

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 27 ON THE MAP OF ROSEDALE SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 50.3 FEET ON A DEAD LINE AS SHOWN ON SAID PLAN (NOW GRANDVIEW AVENUE) AND RUNS BACK BETWEEN LINES, 164.2 FEET ON THE NORTH LINE AND 172.4 FEET ON THE SOUTH LINE TO A DEAD LINE, WHICH IS 150 FEET EAST OF KLEIN AVENUE.

BEING THE SAME PROPERTY CONVEYED TO HARVEY C. CAMPBELL BY QUIT CLAIM DEED FROM KIMBERLY S. CAMPBELL DATED MARCH 4, 1994 AND RECORDED IN BOOK 9268, PAGE 401, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 2231 GRANDVIEW AVE, NASHVILLE, TN 37211

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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This conveyance is made subject to:

1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8TH day of DECEMBER, 2000.

Harvey C. Campbell

State of Tennessee
County of DAVIDSON

On this 8TH day of DECEMBER, 2000, before me personally appeared HARVEY C. CAMPBELL to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be HIS free act and deed.

Witness my hand and official seal,
My Commission expires:

BRIAN F. HARE
NOTARY PUBLIC AT LARGE
WILSON COUNTY

Notary Public

My Commission Expires
March 9, 2003

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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