BOX-58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kristopher S. Ray et ux 102 Fairway Drive Nashville, TN 37214	Cendant Mortgage P.O. Box 5455 Mount Laurel, NJ 08054	Map 84-15 Parcel 139
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 03/01/01 14:56 2pgs
Fees:11.00 Taxes:588.30
20010301-0019340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND and NO/100 ($159,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PATRICK M. CAMPBELL and NORMA J. CAMPBELL,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **KRISTOPHER S. RAY and ALEXANDRIA D. PRUETT**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the south part of Lot No. 24 on the Map of R.D. Stanford's Subdivision of the Lannon Property, as of record in Book 547, page 186, Register's Office for said County, and a small triangle out of an unnumbered tract lying to the north of Lot No. 24 and located at the northwest corner of said Lot No. 24 and described together as follows:

Beginning at a point in the westerly margin of Fairway Avenue or Fairway Drive at the corner of Lots No. 24 and 23; thence with the line between said lots, westerly 496 feet 6 inches to a point; thence with the rear line of Lot No. 24 and said line extended northerly 117.6 feet to a point; thence easterly 528.3 feet to the westerly margin of Fairway Drive or Avenue, said point being 86 feet 6 inches south of the northeast corner of said Lot No. 24; thence with the margin of said Fairway Avenue, southerly 110 feet to the beginning.

Being the same property conveyed by Deed from Earl W. Rice, Jr. and Carolyn S. Rice to Patrick M. Campbell and Norma J. Campell, of record in Book 6068, page 522, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Book 547, page 186 and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property having an address of 102 Fairway Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 28th day of February, 2001.

Patrick M. Campbell
PATRICK M. CAMPBELL

Norma J. Campbell
NORMA J. CAMPBELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Patrick M. Campbell and Norma F. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of February, 2001

Marshall L. Hix
Notary Public

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $159,000.00.

Kristopher S. Ray
AFFIANT

Subscribed and sworn to before me, this 28th day of February, 2001.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires: 9/25/2004