THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 05/08/01 09:02 2pgs
Fees:11.00 Taxes:416.25

20010508-0047176

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Billy M. Gunn 48 Rolling Meadows Drive Goodlettsville, TN 37072	Fidelity Home Mortgage Corp. 108 West Timonium Road S-202 Timonium, MD 21093	33-4A-48 GO 20774

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Emily G. Marlin now married and known as Emily G. Marlin Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy M. Gunn, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 48, on the Plan of Rolling Meadows, Section IV, Phase 1, of record in Plat Book 6900, Page 215, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6926, Page 472, said Register's Office, to which reference is hereby made.

Being the same property conveyed to John T. Marlin and wife, Emily A. Marlin by Deed of record in Book 7683, Page 70 and thence conveyed to Emily G. Marlin, by Quitclaim Deed of record in Deed of record in Book 10240, Page 442, Register's Office for Davidson County, Tennessee. Emily A. Marlin being one in the same person as Emily G. Marlin and now married and known as Emily G. Marlin Campbell.

Curt P. Campbell, spouse of Emily G. Marlin Campbell, joins in this conveyance for the express purpose of conveying any and all of his, right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 48 Rolling Meadows Drive Goodlettsville, TN 37072

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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 24th day of April, 2001

Emily G. Marlin Campbell

Emily G. Marlin Campbell

Curt P. Campbell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Emily G. Marlin now married and known as Emily G. Marlin Campbell and husband, Curt P. Campbell

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 24th day of April, 2001

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSO

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 24th day of April, 2001

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 112,500.00

Billy M Gunn
Affiant

Subscribed and sworn to before me this 24th day of April, 2001

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.