PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42737
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/27/01 10:56 2pgs
Fees:13.00 Taxes:684.50

20010727-0079859

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benson W. Campbell, IV Danielle L. Campbell 839 Percy Warner Blvd. Nashville, TN 37205	Suntrust Bank 201 Fourth Ave. N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 129-15-72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 185,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derrick Ledford, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benson W. Campbell, IV and spouse, Danielle L. Campbell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 45 on the Plan of West Meade Highlands, Section of record in Book 3700, Page 69 & 70 Register's Office for said County.

Said Lot No. 45 fronts 100.0 feet on the northerly margin of Percy Warner Boulevard and extends back 162.5 feet on the westerly line and 202.3 feet on the easterly line to a dead line in the rear, measuring 90.27 feet thereon.

Being the same property conveyed to Derrick Ledford by deed from Stephen G. Volz and wife, Norma T. Volz Register's Office for Davidson County, Tennessee.

Elizabeth Ledford, spouse of Derrick Ledford joins in conveying any interest she might have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 69 & 70, said Register's Office, which Plan shows a 40 foot minimum building setback line from Percy Warner Boulevard and a 10 foot easement for public utility and drainage purposes along the rear & easterly line(s); Restrictive covenants of record in Book 3502, Page 153, said Register's Office

This is improved property, known as: 839 Percy Warner Blvd., Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2001.

Derrick Ledford **Elizabeth Ledford**

State of Tennessee
County of Davidson

On this 25th day of July, 2001, before me the undersigned authority, personally appeared **Derrick Ledford and spouse Elizabeth Ledford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

My Commission Expires 7/26/2003

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00

Affiant

Sworn and subscribed before me on the 25th day of July, 2001.

My Commission Expires: _____ Notary Public

My Commission Expires 7/26/2003