PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of August, 2001, by and between STEPHEN C. SANDERS and MELINDA L. SANDERS, HUSBAND AND WIFE, hereinafter called Grantors, and JOHN MATTHEW CAMPBELL, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, STEPHEN C. SANDERS and MELINDA L. SANDERS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOHN MATTHEW CAMPBELL, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 225 FREDA VILLA, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

STEPHEN C. SANDERS
Signature of Seller

MELINDA L. SANDERS
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/22/01 14:08 3pgs
Fees:18.00 Taxes:488.40

20010822-0090762

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEPHEN C. SANDERS and MELINDA L. SANDERS, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of August, 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires May 30, 2004

My Commission Expires: _____

Name and Address of Property Owner:

JOHN MATTHEW CAMPBELL, UNMARRIED

225 FREDA VILLA
MADISON, TN 37115

Property Address:

225 FREDA VILLA
MADISON, TN 37115

Person Responsible for Taxes:

UNION PLANTERS BANK, N.A.
7130 GOODLETT FARMS PARKWAY
CORDOVA, TN 38018

Map & Parcel #: MAP 51-11, PARCEL 60

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$132,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John Matthew Campbell

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **August, 2001.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires May 30, 2004

My Commission Expires: _____

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot no. 77, on the Map of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 120.0 feet on the easterly side of Freda Villa and extends back between lines 358.9 feet on the north line and 374.3 feet on the south line to a dead line in the rear which is a broken line measuring 133.8 feet thereon.

Being the same property conveyed to STEPHEN C. SANDERS and MELINDA L. SANDERS, HUSBAND AND WIFE, by Deed from SUE P. TRUITT ET VIR, DELTON TRUITT,
of record in Book 11675, Page 147, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 51-11, PARCEL 60).

2. All matters as set forth on the Plan of Oakland Acres, Section VII, of record in Plat Book 2663, page 108, said Register's Office, which plan includes a 100-foot minimum building setback line from Freda Villa; a 10-foot public utility and drainage easement along the southerly and rear lot line.

3. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 412, page 383, said Register's Office.