THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/31/01 15:47 6pgs
Fees:33.00 Taxes:261.41
20010831-0094919

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 082090, Parcel 08600 (as to 1408 5th Ave. N, Nashville, TN)
Tax Map: 082090, Parcel 08500 (as to 1410 5th Ave. N, Nashville, TN)

The actual consideration or value, whichever is greater, for this transfer is $70,650.00.

Affiant

Subscribed and sworn to before me this the 27th day of August, 2001.

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 3/26/05

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Intown Properties, L.L.C.
(Name)
166 Hicks Road
(Street Address)
Nashville, TN 37221

SEND TAX BILLS TO:

SAME
(Name)
(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ERNEST PAUL CAMPBELL, married** and **BERDELLE T. CAMPBELL, married** and **NANCY B. HARDAWAY, a widow,** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **INTOWN PROPERTIES, L.L.C., a Tennessee limited liability company**, hereinafter called the "Grantee(s)", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING unimproved properties known as: 1408 & 1410
Fifth Avenue, North
Nashville, Tennessee

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", its successors and/or assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused their names to be affixed hereto on this 27&28th day of August, 2001.

(see attached page for signature)
ERNEST PAUL CAMPBELL

Berdelle T Campbell
BERDELLE T. CAMPBELL

Nancy B. Hardaway
NANCY B. HARDAWAY

Virginia Campbell, the spouse of Ernest Paul Campbell and Ernest Q. Campbell, the spouse of Berdelle T. Campbell, join in this Warranty Deed for the purpose of conveying all of their legal, equitable and ~~martial~~ marital rights in and to the Properties.

(see attached page for signature)
VIRGINIA CAMPBELL

Ernest Q Campbell
ERNEST Q. CAMPBELL

STATE OF FLORIDA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERNEST PAUL CAMPBELL**, the bargainor, 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 and official seal at _____, Florida, this ____ day of August, 2001.

(See attached page)
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BERDELLE T. CAMPBELL**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2001.

Bobbie Carroll
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", its successors and/or assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused their names to be affixed hereto on this 28th day of August, 2001.

Ernest Paul Campbell
ERNEST PAUL CAMPBELL

(see previous page for signature)
BERDELLE T. CAMPBELL

(see previous page for signature)
NANCY B. HARDAWAY

Virginia Campbell, the spouse of Ernest Paul Campbell and Ernest Q. Campbell, the spouse of Berdelle T. Campbell, join in this Warranty Deed for the purpose of conveying all of their legal, equitable and marital rights in and to the Properties.

Virginia Campbell
VIRGINIA CAMPBELL

(see previous page for signature)
ERNEST Q. CAMPBELL

STATE OF FLORIDA)
COUNTY OF ALACHUA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERNEST PAUL CAMPBELL**, the bargainor, 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 and official seal at Gainesville, Florida, this 28 day of August, 2001.

SHERRI L. JONES
My Comm Exp. 12/13/2002
CC 796742
[ ] Personally Known [X] Other I.D.

Shari L. Jones
NOTARY PUBLIC

My Commission Expires: 12-13-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BERDELLE T. CAMPBELL**, the

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY B. HARDAWAY**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2001.

Bobbie Carney
NOTARY PUBLIC

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

STATE OF FLORIDA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VIRGINIA CAMPBELL**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Florida, this ____ day of August, 2001.

(See attached page)
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERNEST Q. CAMPBELL**, the bargainor, 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 and official seal at Nashville, Tennessee, this 27th day of August, 2001.

Bobbie Carney
NOTARY PUBLIC

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this ____ day of August, 2001.

(See previous page for notary)
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY B. HARDAWAY**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this ____ day of August, 2001.

(See previous page for notary)
NOTARY PUBLIC

My Commission Expires:_____

STATE OF FLORIDA)
COUNTY OF ALACHUA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VIRGINIA CAMPBELL**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gainesville, Florida, this 28 day of August, 2001.

Sherri L. Jones
NOTARY PUBLIC

SHERRI L. JONES
NOTARY PUBLIC STATE OF FLORIDA
My Comm. Exp. 12/13/2002
No. CC 796742
( ) Personally Known (X) Other I.D.

My Commission Expires: 12-13-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERNEST Q. CAMPBELL**, the bargainor, 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 and official seal at Nashville, Tennessee, this ____ day of August, 2001.

(See previous page for notary)
NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT "A"

Tract II: (1408 Fifth Avenue North, Nashville, TN)

A parcel of real property located at 1408 Fifth Avenue North in the 20th Council District of Nashville, Davidson County, Tennessee; being a portion of lots 63 and 64 on the Plat of D.T. McGavock's First Addition as of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at the intersection of the Eastern right of way of Fifth Avenue North (formerly Sumner Street) and the Southern right of way of Van Buren Street; thence with the said right of way of Fifth Avenue North South 28 degrees 59 minutes 49 seconds East a distance of 85.96 feet to the TRUE POINT OF BEGINNING; thence North 50 degrees 08 minutes 22 seconds East a distance of 180.96 feet to a point in the right of way of an alley; thence with said alley right of way South 26 degrees 48 minutes 19 seconds West a distance of 65.40 feet to a point thence leaving said alley right of way South 63 degrees 23 minutes 54 seconds West a distance of 175.37 feet to a point in the right of way of Fifth Avenue North; thence with said right of way North 28 degrees 59 minutes 49 seconds West a distance of 23.92 feet to the TRUE POINT OF BEGINNING, containing 7860.69 square feet or 0.180 acres more or less.

Being a portion of the same property conveyed to E. Paul Campbell, Berdelle T. Campbell, and Nancy B. Hardaway by deed of record in Book 7072, page 243 and Book 11282, page 448 (Tract 1), Register's Office of Davidson County, Tennessee.

Ernest Paul Campbell and E. Paul Campbell are one and the same person.

Tract III: (1410 Fifth Avenue North, Nashville, TN)

A parcel of real property located at 1410 Fifth Avenue North in the 20th Council District of Nashville, Davidson County, Tennessee; being a portion of Lot 64 on the Plat of D.T. McGavock's First Addition as of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the intersection of the Eastern right of way of Fifth Avenue North (formerly Sumner Street) and the Southern right of way of Van Buren Street; thence with the said right of way of Van Buren Street North 47 degrees 04 minutes 43 seconds East a distance of 186.92 feet to the intersection of said right of way and the Western right of way of an Alley; thence with said Alley right of Way South 26 degrees 48 minutes 19 seconds East a distance of 180.96 feet to a point in the right of way of an alley; thence leaving said alley right of way South 50 degrees 08 minutes 22 seconds West a distance of 96.91 feet to a point in the right of way of Fifth Avenue North; thence with said right of way North 28 degrees 59 minutes 49 seconds West a distance of 85.96 feet to the Point Of Beginning, containing 16339.40 square feet or 0.375 acres more or less.

Being a portion of the same property conveyed to E. Paul Campbell, Berdelle T. Campbell and Nancy B. Hardaway by deed of record in Book 7072, page 243 and Book 11282, page 448 (Tract 2), Register's Office of Davidson County, Tennessee.

Ernest Paul Campbell and E. Paul Campbell are one and the same person.