WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: 9-[illegible]-2004
(AFFIX SEAL)

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Harper, Sr. (NAME)	NEW OWNER (NAME)	MAP 130-7
701 Lynnwood Blvd (ADDRESS)	(ADDRESS)	PARCEL 60
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tamara Champlin and William Bradford Champlin, TTEES of the Champlin Revocable Trust, UTD 8/9/99

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Harper, Sr. and wife, Julia W. Harper

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 No. 178-A on the Plan of Resubdivision Parts of Royal Oaks, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 178-A which is a corner lot, fronts 171.6 feet on the southerly margin of Iroquois Place and fronts 223 feet 3 inches on the westerly margin of Lynnwood Boulevard, and extends back 223.6 feet on the westerly line and 138 feet 10 inches on the southerly line to a point of intersection.

Being the same property conveyed to Tamara Champlin and William Bradford Champlin, TTEES of the Champlin Revocable Trust, UTD 8/9/99 by Quitclaim deed from William B. Champlin and wife, Tamara Champlin, of record in Instrument #20000925-0094993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 974, pages 4 and 5; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/24/01 14:07 2pgs
Fees:13.00 Taxes:1346.80

20010924-0103042

unimproved ( )
This is improved (X) property, known as 701 Lynnwood Blvd. Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 10th day of September

Tamara Champlin as Trustee of the Champlin Revocable Trust, UTD 8/9/99

William Bradford Champlin as Trustee of the Champlin Revocable Trust, UTD 8/9/99

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~WILLIAMSON~~ Los Angeles
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamara Champlin

the bargainor ~~X~~ She/they, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Tarzana California ~~Tennessee~~, this 18th day of September

Commission expires January 24, 2004

Notary Public

THU-HA TRAN
COMM. #1251488
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Jan 24, 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF OREGON
COUNTY OF MULTNOMAH

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William B. Manlove with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at 818 SW 3rd Ave PO #781 Portland, OR 97204 this the 10th day of September, 2001.

Melody Brook Bardsley
Notary Public

My Commission expires: August 16th, 2004

OFFICIAL SEAL
MELODY BROOK BARDSLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 337523
MY COMMISSION EXPIRES AUG. 16, 2004