This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
James L. Surface Jr.
114 Spring Valley Rd.
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cash

Davidson County DEEDWARR
Recvd: 11/13/01 14:20 2pgs
Fees:13.00 Taxes:629.00
20011113-0124449

MAP **95**
GROUP **4**
PARCEL **193KS**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carthon Campbell and wife, Billie Campbell** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **James L. Surface Jr. and wife, Jennifer Surface**, 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 the Third Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 37 on the Plan of Bluefields, Bransford realty Company's First Subdivision of the Sam P. Sweeny Farm, as of record in Book 843, Page 16, P. O. D. C., Tennessee.

Said part of Lot No. 37 fronts 115 feet on the westerly side of Spring Valley Road and runs back 283 feet, more or less, on the northerly line and 178.4 feet, more or less, on the southerly line to a dead line, measuring 161 feet thereon.

Being the same property conveyed to Carthon Campbell and wife, Billie Campbell by deed from Winfred Hart Fuqua and William Stanley only heirs of Mabel C. Yelton, deceased. dated August 15, 1978, of record in Book 5326, page 332, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.
3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 843, page 16, Register's Office for Davidson County, Tennessee.
4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 843, page 16, said Register's Office.
5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
6. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.
7. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

This is improved property known as 114 Spring Valley Rd., Nashville, Tennessee 37214.

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,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 9th day of November, 2001.

Carthon Campbell

Billie Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carthon Campbell and wife, Billie Campbell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2001.

Rebecca R. Waynick
NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2001.

Rebecca R. Waynick
NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires
September 13, 2003