Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/31/02 15:05 2pgs
Fees:13.00 Taxes:347.80
20020131-0013960

39-B
File #01-1783

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy G. Campbell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerald R. Hager, unmarried** , 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. 28, Block 'C' on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 28, Block 'C', fronts 50.0 feet on the northerly margin of Ardee Avenue and extends back 256.6 feet on the easterly line and 254.0 feet on the westerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Nancy G. Campbell, unmarried, by deed from Samuel Gee and John McMillan, both unmarried, of record in Book 9582 Page 153 Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1205 Ardee Avenue, Nashville TN 37216.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 31st day of January, 2002

Nancy G. Campbell

Nancy G. Campbell

State of Tennessee)
County of Davidson)

On this 31st day of January, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nancy G. Campbell, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 94,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of January, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gerald R. Hager	**AmSouth Bank**	**61-15-79**
1205 Ardee Avenue	**2050 Parkway Office Circle**	
Nashville, TN 37216	**Birmingham, AL 35244**	