THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 04/05/02 11:48 2pgs
Fees:13.00 Taxes:92.50

20020405-0041914

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Theodore Campbell 3817 Dunbar Drive Nashville, TN 37207	Same as New Owner	Map 72-14 Parcel 237

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDNA STATEN, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto THEODORE CAMPBELL, unmarried, hereinafter referred to as the "GRANTEE", his 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. 69 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21 to 26 Brownsville Addition, of record in Book 332, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Edna V. Staten by deed from Michael Staten of record in Book 8646, page 805, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1517 Douglas Avenue, Nashville, TN 37206.

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, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 332, page 91, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Edna Staten
EDNA STATEN, unmarried

"GRANTEE"

Theodore Campbell
THEODORE CAMPBELL, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 28th day of March, 2002.

Patsy C Cannon
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Theodore Campbell
Affiant

Sworn to and subscribed before me, this the 28th day of March, 2002.

Patsy C Cannon
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005