(1)

Jamie

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/02 15:43 2pgs
Fees:13.00 Taxes:185.00

20020507-0056384

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,000.00.

W. Sebastian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF May, 2002,

Jamie L. Hallman
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
Jamie L. Hallman
My Commission Expires
May 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File # 18294

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
B & M Enterprises, a Tennessee General Partnership 900 44th Avenue, North Nashville, TN 37209	Same	091-12-016.01

FOR AND IN CONSIDERATION 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, **CANDACE J. CAMPBELL, unmarried**, called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto **B & M ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 3 on the Plan of Key Subdivision as shown on the Plat of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Candace J. Campbell, unmarried, by Quitclaim Deed from Nashville Quality Foliage, Inc., a Tennessee corporation of record in Instrument No. 20020417-0047843, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6900, page 727, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 820 44th Avenue, North, Nashville, TN 37209.

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, has a good right to convey it, and 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,

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 2 day of May, 2002.

CANDACE J. CAMPBELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 2, 2002, before me personally appeared **CANDACE J. CAMPBELL**, me know (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 that she executed the same as their free act and deed.

Witness my hand and official seal this 2 day of May, 2002.

NOTARY PUBLIC

My Commission Expires:

W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE