BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 06/14/02 12:08 3pgs
Fees:18.00 Taxes:1690.90
20020614-0072544

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $457,000.00. **Affiant** Subscribed and sworn to before me, this 12th day of June, 2002 Notary Public My Commission Expires:

Address New Owner As Follows:
Donald Hayes and Judi Murphy Arnold
103 Brighton Close
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
104-13-0-F-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY D. CAMPBELL, III AND WIFE, NANCY L. CAMPBELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DONALD HAYES ARNOLD AND WIFE, JUDI M. ARNOLD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 103 on the Plan of Phase1-A Brighton Close, of record in Book 6900, page 716, Register's Office for Davidson County, Tennessee, as amended as shown on Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 7522, page 108, as amended in Book 7557, page 621 and as further amended by the Plan of a Planned Unit Development, Brighton Close, Phase I-A, I-B, I-C, and Phase II, of record in Book 6900, page 869, Register's Office for Davidson County, Tennessee, all of which are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Roy D. Campbell, III and wife, Nancy L. Campbell by deed from William M. Doak and wife, Margreete G. Johnston of record in Book 11203, page 114, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Protective Covenants, Conditions and Restrictions for Brighton Close Phase 1-A of record in Book 7522, page 108, amended in Book 7557, page 621, further amended in Book 7807, page 500, and further amended in Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plans of record in Book 6900, page 716, as amended in Book 7900, page 136, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Brighton Close, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 7th day of June, 2002.

Roy D. Campbell, III

Nancy L. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY D. CAMPBELL, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2002.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY L. CAMPBELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2002.

Notary Public

My Commission Expires: 10/25/07