STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of June, 2002.

Notary Public

My Commission Expires: 1/12/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Campbell
1100 Woburn Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-020-A-044.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerome Graff** hereinafter referred to as Grantors, hereby transfers and conveys to **James Campbell** hereinafter referred to as 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 Davidson County, Tennessee and being Lot No. 44 on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, Page 720-722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerome Graff by Warranty Deed from Anna Peeples Guntharp and James Wilson Speck and wife, Sara Paulette Speck of record in Book 11692, page 366, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/27/02 09:39 2pgs
Fees:13.00 Taxes:329.30
20020627-0077328

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 720-722, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6236, Page 683, Book 6295, page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 8083, page 386, Book 6830, page 739, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6236, page 680, Book 6295, page 503, Book 6496, page 99, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7288, page 963, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1100 Woburn Way, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 24th day of June, 2002.

x _____
Jerome Graff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome Graff, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2002.

_____
Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires: 11/2/05

05657-BP