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07/02/02 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
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Davidson County DEEDWARR
Recvd: 07/09/02 15:43 3pgs
Fees:18.00 Taxes:299.70
20020709-0082651

WARRANTY DEED

Address New Owner(s) as follows: ROY D. R.D.C. CALDWELL, 109 Becker Avenue, Old Hickory, Tenn. 37138

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map-Parcel No. 53-11/56, Field Book No. LW 08740.

For and in consideration of the sum of **EIGHTY ONE THOUSAND ($81,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **HAL J. CHAMPION and wife, SANDRA G. CHAMPION**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROY D.** R.D.C. **CALDWELL**, his heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 109 Becker Avenue, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **ROY D.** R.D.C. **CALDWELL**, his heirs and assigns, forever; and Grantors do covenant with the said Grantee 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **HAL J. CHAMPION**, and **SANDRA G. CHAMPION**, wife of **HAL J. CHAMPION**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, all right, title and interest of

every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **SANDRA G. CHAMPION** does not join in the covenants and warranties of seisen, title and encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 5th day of July 2002.

Hal J Champion
HAL J. CHAMPION

Sandra G Champion
SANDRA G. CHAMPION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **HAL J. CHAMPION and wife, SANDRA G. CHAMPION,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 05th day of July 2002.

J R B
Notary Public

My commission expires 24 June 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $81,000.00.

Roy D Caldwell
Affiant

Subscribed and sworn to before me this 05th day of July 2002.

J R B
Notary Public

My commission expires 24 June 2004

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 of Block "C" on the Plan of Life and Casualty Insurance Company's Subdivision No. 3 at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 60 feet on the northeasterly side of Becker Avenue and runs back between lines 175 feet to a dead line.

Being the same property conveyed to **HAL J. CHAMPION, unmarried**, by Warranty Deed from Kenneth R. Rush and wife, Jennis Rush, as shown of record in Book 7413, page 917, Register's Office for Davidson County, Tennessee.

Improved property known as 109 Becker Avenue, Old Hickory, Davidson County, Tennessee 37138.