STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of August, 2002.

Notary Public

My Commission Expires: 11-VV-05

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 A. Campbell
805 Bayswater Place
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SunTrust Mortgage
P.O.Box 57028
Irvine, CA 92619-0000

MAP-PARCEL NUMBERS:
149-020-A-071.00CO

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, **Darryl Brown and Sandra Bell** hereinafter referred to as Grantors, hereby transfers and conveys to **James A. Campbell, married,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 101 on the Plan of Piccadily Square, Phase 1, as of record in Plat Book 5200, Page 720-722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra Bell and Darryl Brown by deed from Esmael Khansari and wife, Marcia M. Khansari of record in Book 11733, Page 462, Register's Office for Davidson County, Tennessee.

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 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739, and Book 8083, Page 386, 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, said Register's Office.

Conveyance of Common Area of record in Plat Book 6236, Page 680, Book 6295, Page 503, Book 6496, Page 99, and Book 7778, Page 366, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/08/02 13:37 2pgs
Fees:13.00 Taxes:377.40
20020808-0095755

HOA Charter of record in Plat Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, and Book 7288, Page 963, Register's Office for Davidson County, Tennessee.

Information Brochure of record in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439, said Register's Office.

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.

All other easements and restrictions of record in said Register's Office.

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 805 Bayswater Place, 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 6th day of August, 2002.

Darryl Brown by Sandra Bell Attorney in fact

Darryl Brown

Sandra Bell

Sandra Bell

NOTARY PUBLIC AT LARGE

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 Sandra Bell, 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 6th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05

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 Sandra Bell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Darryl Brown and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2002.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11-22-05

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