THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~File Box 9B:~~ **First Title & Escrow Co., Inc.** **FTEC File No. 19BOX 50-B** ~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Albert W Richardson Affiant Subscribed and sworn to before me, this 29th day of AUGUST, 2002. Notary Public My Commission Expires: _____ GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Dale Ross Campbell 126 Blackburn Avenue Nashville, TN 37205	**Send Tax Bills To:** SUNTRUST P.O. Box 26189 Richmond VA 23260	**Tax Information:** MAP 130-1 PAR 153 FB 07DZ 29960

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALBERT W. RICHARDSON AND WIFE, PAMELA SHORT RICHARDSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DALE ROSS CAMPBELL AND WIFE, KISHA OLIVER CAMPBELL ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 126 Blackburn Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of AUGUST, 2002.

Albert W Richardson
ALBERT W. RICHARDSON

Pamela Short Richardson
by Albert W Richardson
PAMELA SHORT RICHARDSON, BY: ALBERT W. RICHARDSON, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as # 20020904-0107128

Davidson County DEEDWARR
Recvd: 09/04/02 14:59 3pgs
Fees:18.00 Taxes:1461.50
20020904-0107129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALBERT W. RICHARDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of AUGUST, 2002.

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Notary Public

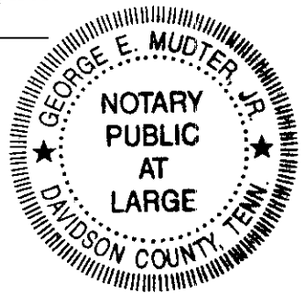
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT W. RICHARDSON with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said PAMELA SHORT RICHARDSON and is authorized by the said PAMELA SHORT RICHARDSON to execute this instrument on HER behalf.

Witness my hand, at Office, this 29th of AUGUST, 2002.

My commission expires:

_____



My Commission Expires
September 25, 2004

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Albert W. Richardson and wife, Pamela Short Richardson by deed from Van T. Avirett and wife, Becky Wallace Avirett of record in Book 7719, page 549, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5408, page 97; and (3) All matters appearing on the Plan of record in Plat Book 421, page 94 and 95, said Register's Office.