THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Theodore Campbell 3817 Dunbar Dr. Nashville, TN 37207-3510	Same as New Owner	Map 92-05 Parcel 154

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOYCE SMITH, joined by her husband, CHARLES M. SMITH, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THEODORE CAMPBELL, an unmarried man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Map of George I. Waddey's Subdivision of Block 16 and 26 of Midway Plan of record in Book 421, page 65, Register's Office for said County.

Said Lot fronts 50 feet on the east side of 32nd Avenue North and runs back between parallel lines along the south line of an alley 150 feet to another alley in the rear.

BEING the same property conveyed to Raymond Woods and wife, Mary Woods, by Installment Deed from Jack J. Cohen, of record in Book 3308, page 133, Register's Office for Davidson County, Tennessee. And, the said Raymond Woods died at which time the said property became vested in his wife, Mary Woods, in fee simple. The said Mary Woods died, intestate, on November 16, 2000, at which time the property became vested in her daughter and only heir at law, Joyce Smith, in fee simple, by Affidavit of Heirship of record in Instrument No. 20010108-0002381, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 936 32nd Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 421, page 65, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/15/03 15:20 2pgs
Fees:13.00 Taxes:185.00
20030115-0006657

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: CHARLES M. SMITH, husband of JOYCE SMITH, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOYCE SMITH

CHARLES M. SMITH

"GRANTEE"

THEODORE CAMPBELL, an unmarried man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE SMITH and wife, CHARLES M. SMITH, and THEODORE CAMPBELL, an unmarried man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of January, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of January, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005