PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of February, 2003, by and between RONALD F. CAMPBELL and JOY I. CAMPBELL, HUSBAND AND WIFE, hereinafter called Grantors, and [redacted] GRETA L. EUBANKS, UNMARRIED, [redacted], hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RONALD F. CAMPBELL and JOY I. CAMPBELL, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto [redacted] GRETA L. EUBANKS, UNMARRIED, [redacted], hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3729 [redacted] CEDARWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

RONALD F. CAMPBELL
Signature of Seller

JOY I. CAMPBELL
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/27/03 14:11 3pgs
Fees:18.00 Taxes:566.10

20030227-0026266

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RONALD F. CAMPBELL and JOY I. CAMPBELL, HUSBAND AND WIFE, the within named bargainors, 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 **24th** day of February, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

~~PATRICK A. SEVERS, UNMARRIED~~ **GRETA L. EUBANKS, UNMARRIED**

3729 ~~CEDARWOOD~~ CEDARWOOD DRIVE
NASHVILLE, TN 37216

Property Address:

3729 ~~CEDARWOOD~~ CEDARWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:
America's Wholesale Lender
750 Old HIckory Blvd.
Brentwood, TN 37027

Map & Parcel #: MAP 62-9, PARCEL 75

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$153,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **February, 2003.**

Notary Public

My Commission Expires: 11-14-2006

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being a portion of Lot No. 23 on the Plan of Riverwood Subdivision, a of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly boundary of Cedarwood Drive, said point being the point at which the boundary line between Lots 22 and 23 meet the said westerly boundary of Cedarwood Drive, thence S 15 deg. 15 deg. 50" E 107 feet to a point; thence S 54 deg. 36' W 101.41 feet to a point; thence N 43 deg. 16' West 154 feet to a point; thence N 72 deg. 42' East 166.53 feet to the point of beginning.

Being the same property conveyed to RONALD F. CAMPBELL and JOY I. CAMPBELL, HUSBAND AND WIFE, by Warranty Deed from AAA REALTY COMPANY, of record in Book 5830, Page 858, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 62-9, PARCEL 75).

2. All matters as set forth on the Map of Riverwood Subdivision of record in Plat Book 547, page 62, said Register's Office.

3. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of nashville and Davidson County, Tennessee, of record in Book 5357, page 352, said Register's Office.

4. Unrecorded easements for roads and utilities, if any.