AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

G#2221-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 7/21/07
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
William L. Campbell, Jr. (NAME)	CCB Mortgage Services (NAME)	MAP 104-05-0
3709 Princeton Avenue (ADDRESS)	P.O. Box 30046 (ADDRESS)	PARCEL 165.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Durham, NC 27702-3046 (CITY) (STATE) (ZIP)	[FB #26W-00730]

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Carolyn Jarrett Elam, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Campbell, Jr., and wife, Anastasia P. Campbell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 407 on the Map of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christine Jarrett, unmarried, and Carolyn J. Martin, with the right of survivorship in each, by Warranty Deed dated April 20, 1972, from Imogene Newton, Genrose Holeman, Mary Jeanne Parrish, Roberta Osborne, Robert J. Baltz, Martin Baltz, Kathaleen Garr, Dennis Baltz, Frank Baltz, John Baltz, Donald Parrish, Raymond Parrish, and Charlotte Norris, of record in Book 4602, Page 835, Register's Office for Davidson County, Tennessee. And further conveyed to Christine Jarrett by Quitclaim Deed from Carolyn J. Elam, formerly Carolyn J. Martin, of record in Book 6714, Page 719, said Register's Office. The said Christine Jarrett having since died. The said property was devised to Carolyn Jarrett Elam by the Last Will and Testament of Christine Jarrett of record in Will Book 224, Page 384, Probate Court Clerk's Office, and also conveyed to Carolyn Jarrett Elam by Executor's Deed of record in Instrument No. 20000531-0054017, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3709 Princeton Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 1st day of August, 2003

Carolyn Jarrett Elam
Carolyn Jarrett Elam

Davidson County DEEDWARR
Recvd: 08/05/03 16:33 2pgs
Fees:13.00 Taxes:962.00

20030805-0111220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Jarrett Elam, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE Tennessee this 1st day of August, 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Comm. Expires 12/12/04

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.