40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/14/03 15:14 2pgs
Fees:13.00 Taxes:615.13
20031114-0166913

ADDRESS NEW OWNER:

James Campbell
Loretta C. Campbell
6912 Somerset Farms Circle
Nashville, TN 37221

SEND TAX BILL:

Bank of America
9000 Southside Blvd., #700
Jacksonville, FL 32256

MORTGAGEE:
Bank of America
9000 Southside Blvd., #700
Jacksonville, FL 32256

MAP AND PARCEL:
MAP 141-7-B
PARCEL 37 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen L. Webne, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto James Campbell and wife, Loretta C. Campbell, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Somerset Farms, Section Two, a Planned Unit Development, as of record in Plat Book 7900, page 671, and Surveyor's Certificate of Correction of record in Book 9353, page 237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Stephen L. Webne, unmarried, by deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9649, page 766, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6912 Somerset Farms Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness my hand this 14 day of November, 2003.

Stephen L. Webne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Stephen L. Webne, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14 day of November 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $166,250.00.

AFFIANT

Subscribed and sworn to before me
this 14 day of November, 2003.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07