PICK-UP

SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNERS:

Ms. Terri Campbell
727 Oakdale
Madison TN 37115

THIS INSTRUMENT WAS PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES HEREIN FOR WHICH
THE PREPARER ASSUMES NO
RESPONSIBILITY
PREPARED BY:
SUSAN MELTON
ATTORNEY AT LAW
P.O. BOX 446
WOODBURY, TN 37190

MAP: 52-01
PARCEL: 261

Davidson County DEEDWARR
Recvd: 01/21/04 12:20 2pgs
Fees:13.00 Taxes:81.40

20040121-0008041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, the undersigned, **THOMAS JERRELL CAMPBELL and wife, PATSY SUE CAMPBELL,** have this day bargained and sold and do hereby transfer and convey unto, **TERRI CAMPBELL,** her heirs and assigns, a one-half (½) undivided interest in and to a certain tract or parcel of realty situated in the Eleventh (11th) Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING LOT #16 OF BLOCK "B" on the Map of Power & Roth's Subdivision of part of Madison Park, as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot #16 fronts 50 feet on the easterly side of Oakdale (Oakdell) Avenue and runs back between parallel lines 145 feet to the West line of Lot #27.

FOR source of title to said realty reference is made to Warranty Deed from Hoyte Campbell and wife, Valma M. Campbell to Thomas Jerrell Campbell and wife, Patsy Sue Campbell, dated February 24, 1981 and recorded in Book 7453, Page 118, Register's Office, Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, set-back lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2003 will be paid by grantors.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2003 real property taxes, which taxes will be paid by the grantors.

We do further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 8th of January, 2004.

Thomas Jerrell Campbell
THOMAS JERRELL CAMPBELL

Patsy Sue Campbell
PATSY SUE CAMPBELL

STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **THOMAS JERRELL CAMPBELL and wife, PATSY SUE CAMPBELL,** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 8th day of January, 2004.

Anita C. Patton
NOTARY PUBLIC
My Commission Expires: [illegible]

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $22,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas Jerrell Campbell
AFFIANT

Sworn to and subscribed before me, this the 21st day of January, 2004.

Brandi M. Wells
REGISTER (Deputy)