This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
McCAMPBELL AVE. TRUST
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
"To Owner"

MAP AND PARCEL:
MAP 96-6
PARCEL 135.00
03DZ-57768

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Clellen E. Shults, Jr., and Susan F. Russell, by descent and distribution of the Estate of Betty Jean Shults, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto McCAMPBELL AVE. TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 169, on the Plan of Cloverhill, Section III, of record in Plat Book 2083, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Clellan E. Shults and wife, Betty J. Shults by deed from Billy E. Haddock and wife, Betty S. Haddock, of record in Book 4832, Page 474, Register's Office for Davidson County, Tennessee. The said Clellan E. Shults having since died. By Quitclaim Deed of record in INST: 20010628-0068478 ownership in Betty J. Shults was established. The said Betty J. Shults having since died intestate on February 25, 2002, survived by children Clellen E. Shults, Jr. and Susan F. Russell, children of the deceased, Betty Jean Shults, an unmarried person at the time of her death. Ownership as evidenced by Affidavit of Inheritance of record in INST: 20021008-0122578, said Register's Office.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2002, 2003 and 2004 have been assumed by Grantee.

This conveyance subject to mortgage of record in INST: 200106280068479; as assigned in INST: 20020301-0026364: Appointment of Substitute Trust appointed in INST: 20040123-0008862, said Register's Office.

This is improved property known as 3008 McCampbell Avenue, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said McCAMPBELL AVE. TRUST, its successors and assigns, forever; and we, Clellen E. Shults, Jr. and Susan F. Russell 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 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 Grantee, its 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.

Davidson County DEEDWARR
Recvd: 02/03/04 13:59 2pgs
Fees:13.00 Taxes:121.34
20040203-0013076

Witness our hands this the 30th day of January, 2004.

Clellen E. Shults Jr.

Clellen E. Shults Jr.

Susan F. Russell

Susan F. Russell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clellen E. Shults, Jr. and Susan F. Russell, 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 within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 2004.

Toni Barrett

NOTARY PUBLIC

My Commission Expires: 5-30-04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 32,795.00.

PRESIDENT

AFFIANT

Subscribed and sworn to before me this 30th day of January, 2004.

Toni Barrett

NOTARY PUBLIC
My Commission Expires: 5-30-04