Davidson County DEEDWARR
Recvd: 04/05/04 08:50 2pgs
Fees:13.00 Taxes:1239.50
20040405-0037850

THIS INSTRUMENT WAS PREPARED BY

H. Anthony Duncan, Esq.
Attorney at Law
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Carol A. Clawson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of March, 2004.

Notary Public
My Commission Expires: 12-09-07

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
James E. Campbell, IV
1108 Brookmeade Drive
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
131-04 257.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH HAILEY HUSBAND HIRST and spouse, B. MARK HIRST ,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JAMES E. CAMPBELL, IV, unmarried,** hereinafter referred to as Grantee(s), his/her/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. 19 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, Register's Office for said County.

SAID Lot No. 19 fronts 80 feet on the easterly margin of Brookemeade drive and extends back 32.2 feet on the northerly line and 256.9 feet on the southerly line to a dead line in the rear, measuring 168 feet thereon.

BEING the same property conveyed to SARAH HAILEY HUSBAND HIRST and spouse, B. MARK HIRST by Warranty Deed from THE HEIRS AT LAW OF MARJORIE ODIL GARRETT of record in Book 10794, Page 730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **1108 Brookmeade Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 26th day of March, 2004.

Sarah Hailey Husband Hirst
SARAH HAILEY HUSBAND HIRST

B. Mark Hirst
B. MARK HIRST

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sarah Hailey Husband Hirst**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of March, 2004.

Notary Public

My Commission Expires: 5/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **B. Mark Hirst**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of March, 2004.

Notary Public

My Commission Expires: 5/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006