BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17306-2

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

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

Notary Public

My commission expires: 12-12-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/04 11:38 2pgs
Fees:13.00 Taxes:1091.50
20040802-0092116

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
IVANA CAMPANELLA and CRYSTAL R. WARNER	**BANK OF AMERICA, N.A.**	**Map 143-06-0-A, Parcel 042.00co**
228 Harpeth Wood Drive	**P. O. Box 17404**	
Nashville, TN 37221	**Baltimore, MD 21297-1404**	

FOR AND IN 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,

DON H. DOYLE and wife, MARJORIE SPRUILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IVANA CAMPANELLA and CRYSTAL R. WARNER, both unmarried, as joint tenants with right of survivorship

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. 8 on the Plan of Harpeth Trace Estates, Phase Two, a Planned Unit Development, as of record in Book 5200, Pages 556 through 558, inclusive, 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 Don H. Doyle, unmarried, by Special Warranty Deed dated January 30, 1992, from Security Pacific National Bank as Custodian/Trustee for Sears/Master Servicing Division, of record in Book 8546, Page 249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Services Assn, of record in Book 5120, Page 208, and in Book 5120, Page 918, and amended in Book 5182, Page 767, and in Book 5182, Page 769, said Register's Office; Declaration of Covenants, Conditions, and Restrictions of Harpeth Trace Estates, of record in Book 5380, Page 357, and supplemental for Phase Two, in Book 6094, Page 718, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

MARJORIE Spruill, spouse of the above named Don H. Doyle, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (__X__) Unimproved (____) property, known as: **228 Harpeth Wood Drive, Nashville, TN 37221.**

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 convenant 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/our hand(s) this **30th** day of **July, 2004.**

DON H. DOYLE

MARJORIE SPRUILL

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 **DON H. DOYLE and wife, MARJORIE SPRUILL,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 4/10/05