WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is. **$49,338.00**

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2004.

Notary Public

My commission expires: 07-06-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clellen Shults Jr. **Susan Russell**	**Clellen Shults Jr.** **Susan Russell**	**096-06-135.00**
3008 McCampbell Avenue	**3008 McCampbell Avenue**	Davidson County DEEDWARR Recvd: 11/18/04 10:17 2pgs Fees:13.00 Taxes:182.55
Nashville TN 37214	**Nashville TN 37214**	20041118-0138479

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

McCampbell Avenue Trust

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

Clellen Shults Jr. and Susan Russell

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:

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.

Included but expressly excluded in conveyance in Instrument No. 200409210113273, for said county.

Being the same property conveyed to McCampbell Ave. Trust, by Deed from Clellen E Shults, Jr., and Susan F Russell by descent and distribution of The Estate of Betty Jean Shults, dated 01/30/04, of record in Instrument No. 200402030013076, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 2083, page 49 and Right of Way Acquisition, Permanent Drainage Easement, and Temporary Construction Easement in Instrument No. 200409210113273, for said county.

This is improved (__X__) Unimproved (____) 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **5th** day of **November, 2004.**

McCampbell Avenue Trust

McCampbell Avenue Trust
By:

Trustee

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State of Tennessee

County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Dawn Leniger, made oath that he/she/they executed the forgoing as the Trustee for the purposes contained therein.

McCampbell Avenue Trust

Sandra L Stanley
NOTARY PUBLIC

My Commission expires: 3-25-06

SANDRA L. STANLEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires: 3-25-06