PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 12/02/04 14:00 2pgs
Fees:13.00 Taxes:1073.00
20041202-0143803

W & I Ref:(_____) Title No: 46016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terence A. Giffen Suzanne E Giffen 401 Bowling Ave. #90 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-16-B-82

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Campbell and spouse, Martha Anne Campbell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terence A. Giffen and spouse, Suzanne E Giffen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 82, also known as Unit No. 90 on the Plan of Richmeade Place Section Five of record in Book 5210, page 141 Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Richard Campbell and spouse, Martha Anne Campbell by deed from Elizabeth Ragland Park and spouse, Fred Miller Park of record in Book 9282, page 884, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 141, said Register's Office, which Plan shows a minimum building setback line from and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 218, Book 5733, page 628, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

#90

This is improved property, known as: 401 Bowling, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of November, 2004.

Richard Campbell

Martha Anne Campbell

State of TENNESSEE
County of DAVIDSON

On this 29th day of November, 2004 , before me the undersigned authority, personally appeared Richard Campbell Martha Anne Campbell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Sworn and subscribed before me this the 29th day of November, 2004

Notary Public

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007