This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 12/08/04 12:50 3pgs
Fees:18.00 Taxes:295.63
20041208-0146348

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of December, 2004, by and between Margarette Rosemary Harden, an unmarried woman, party of the first part, and Beverly E. Campbell, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See Exhibit "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 1835, Page 1, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Margarette Rosemary Harden
Margarette Rosemary Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Margarette Rosemary Harden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5/16/06

Property Owner & Address : Beverly E. Campbell
P.O. Box 111667
Nashville, TN 37222

Tax Parcel No.: 119-11-0-010.00

Property Address: 2703 Live Oak Rd
Nashville, TN 37210

MAIL TAX BILLS TO: Beverly E. Campbell
P.O. Box 111667
Nashville, TN 37222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $79,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5/16/06

Exhibit "A"
Property Description

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 76 feet on the north side of Live Oak Road and runs back between lines, 177.8 feet on the west line and 189.9 feet on the east line to a dead line in the rear on which it measures 77.3 feet.

Being the same property conveyed to Walker Harvill McCaleb and wife, Modene Harden McCaleb, herein by Warranty Deed dated August 30, 1960 filed for record September 1, 1960 in Book 3128, Page 333, in the Register's Office of Davidson County, Tennessee. Walker Harvill McCaleb died in Davidson County, Tennessee on May 5, 2000. Modene Harden McCaleb (also known as Modine Harden McCaleb, also known as Johnnie Modine McCaleb, and also known as Jonnie Modine McCaleb) died testate on September 30, 2000 in Davidson County, Tennessee and her Will (of record in Will Book 238, Page 219) was admitted to Probate on October 27, 2000 as Probate Number 00P1650 in the Circuit Court of Davidson County, Tennessee.

Also being the same property conveyed to Margarette Rosemary Harden, herein by Will of record in Will Book 238, Page 219, admitted to Probate as Probate Number 00P1650, in the Circuit Court of Davidson County, Tennessee.