Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/04 14:01 2pgs
Fees:13.00 Taxes:305.25

20041222-0152355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Harry V McCarthy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 2004

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry V. McCarthy (NAME)	Same (NAME)	MAP 118-8
4201 WARREN ROAD (ADDRESS)	(ADDRESS)	PARCEL 21
FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Edmund B. Campbell, unmarried

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

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. 109 in Grandview Heights Addition, a plan of which is recorded in Book 161, pages 14 and 15, Register's Office for said County. Said Lot No. 109 fronts 50 feet on the west side of Winford Avenue, and extends back between parallel liens 150 feet to an alley in the rear.

Being the same property conveyed to Everett B. Campbell and wife, Bertie Hollingsworth Campbell by deed from Mrs. Emma Rader and husband R. W. Rader of record in Book 2648, page 218, Register's Office for Davidson County, TN. The said Everett B. Campbell having predeceased Bertie Hollingsworth Campbell and she having since died and Edmund B. Campbell being the devisee under her will probated in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee, Docket No. 03P-1941 and of record in Will Book 5551/1350260.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, pages 14 and 15, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2321 Winford Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 hand this 17th day of December, 2004

Edmund B Campbell

Edmund B. Campbell

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 Edmund B. Campbell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of December 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public