Davidson County DEEDWARR
Recvd: 05/09/05 14:29 3 pgs
Fees:18.00 Taxes:259.00
20050509-0052181

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

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of May, 2005, by and between Joseph N. Elder, an unmarried man and Courtney M. Elder, an unmarried woman and Brandon J. Elder, an unmarried man party of the first part, and Beverly 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" Attached

Kathleen Steele executes the signature of Joseph N. Elder by virtue of authority granted to her in Power of Attorney of record at Instrument No. 20050502-0048520 and at Instrument No. 20050502-0048521, in said Register's Office.

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 1130, Page 89, 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.

Joseph N. Elder by Kathleen Steele
Joseph N. Elder By Kathleen Steele
Attorney-in-Fact Attorney in fact

Courtney M. Elder
Courtney M. Elder

Brandon J. Elder
Brandon J. Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Courtney M. Elder and Brandon J. Elder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kathleen Steele, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joseph N. Elder, and acknowledged that she executed the same as the free act and deed of the said Joseph N. Elder.

WITNESS my hand and official seal at office this 3rd day of May, 2005.

Notary Public

My Commission Expires: 5/16/06

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

Property Owner & Address : Beverly Campbell
4295 North Chapel Road
Franklin, TN 37067

Tax Parcel No.: 119-10-0-117.00

Property Address: 2716 Druid Drive
Nashville, TN 37211

MAIL TAX BILLS TO: Lehman Brothers Bank
400 Professional Drive #500
Gaithersburg, MD 20879

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 $70,000.00 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 May, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

Exhibit "A"
Property Description

Being Lot No. 54 on the Plan of HIDDEN ACRES Subdivision, as of record in Book 1130, Page 89, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Druid Drive, at the common corner of Lots Nos. 54 and 53; thence with the line between said lots easterly 149 feet to the line of Lot No. 32; thence with the line between Lots 54 and 32, northerly 70 feet to the southerly margin of Druid Drive; thence with the southerly margin of the same, westerly 128 feet to the concrete monument set in the beginning of a curve in Druid Drive; thence around said curve, with a radius of 20 feet, a distance of 32 feet to another concrete monument set in the westerly margin of Druid Drive; thence with the margin of the same southerly 54 feet to the beginning.

Being the same property conveyed to Joseph H. Elder, herein by Quit Claim Deed from John E. Elder, III and wife, Mary Katherine Elder, dated September 11, 2001 filed for record September 12, 2001 at Instrument No. 20010912-0099349, in the Register's Office of Davidson County, Tennessee. The said Joseph H. Elder died intestate on or about February 20, 2002 in Davidson County, Tennessee, leaving no spouse, three children (Joseph N. Elder, Courtney M. Elder and Brandon J. Elder), and no children of deceased children.

Also being the same property conveyed to Joseph N. Elder, Courtney M. Elder and Brandon J. Elder, herein by Affidavit of Heirship dated December 7, 2004 filed for record February 2, 2005 at Instrument No. 20050202-0012070, by Affidavit of Heirship dated December 7, 2004 filed for record February 2, 2005 at Instrument No. 20050202-0012071, and by Affidavit of Heirship dated December 14, 2004 filed for record February 2, 2005 at Instrument No. 20050202-0012072, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Joseph N. Elder, Courtney M. Elder and Brandon J. Elder, herein by Affidavit of Heirship dated February 22, 2005 of record at Instrument No. 20050509-0052179, and by Affidavit of Heirship dated February 23, 2005 of record at Instrument No. 20050509-0052180, in the Register's Office of Davidson County, Tennessee.