RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/01/05 15:49 2 pgs
Fees:13.00 Taxes:333.00
20050601-0061927

1779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Subscribed and sworn to before me, this 27th day of May, 2005.

My Commission Expires:
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James A. Campbell 419 Ewing Drive Nashville, Tennessee 37207 MAP & PARCEL NO. 060-01-0/045.00	JAMES A. CAMPBELL 2707 BRONTE AVE NASHVILLE, TN 37216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeffrey J. Campbell,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

James A. Campbell, a single person,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being part of Lot Number 1 on the Plan of Aldrich Heights, Section 2 as of record in Plat Book 2133, page 128, Register's Office for Davidson County, Tennessee. Said Lot Number 1, fronts 134.57 feet on the North side of Ewing Lane (or Drive), and runs back between lines measuring 173.52 feet on the West line and 176.43 feet on the East line to a dead line in the rear measuring 102.33 feet thereon. Included in this description but expressly excluded in this conveyance are Parcels 1 and 2 described in that certain deed of record in Book 5361, page 786, said Register's Office.

Being the same property conveyed to Jeffrey J. Campbell by Special Warranty Deed from Citibank N.A., as Trustee of record in Instrument No. 20041105-0133690, Register's Office for Davidson County, Tennessee.

Commonly known as: 419 Ewing Drive, Nashville, Tennessee 37027

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2005, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 128; (C) ANY AND ALL ZONING REGULATIONS,

BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 419 Ewing Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 27th DAY OF MAY, 2005.

Jeffrey J. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2005, before me personally appeared Jeffrey J. Campbell, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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