THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-26-07

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth K. Campbell	SunTrust Mortgage, Inc.	MAP 118-1
1006 Paris Avenue	201 4th Ave. North, 7th Floor	PARCEL 232
Nashville, TN 37204	Nashville, TN 37219	
(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, **Thomas W. Peatman and wife, Lauren W. Peatman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth K. Campbell**

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 number 54 on the Plan of the Map of L. G. Noel's Second Idlewild Subdivision, as of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Thomas W. Peatman and wife, Lauren W. Peatman by deed of record in instrument number 20031105-0162366, said Register's Office. This instrument is executed by Penelope S. TeSelle, attorney-in-fact of the Grantors, pursuant to powers-of-attorney recorded as instruments 20031105-0162365 and 20031105-0162364, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1006 Paris Avenue, Nashville, TN 37204.**

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 our hands this the 16th day of December, 2005.

Thomas W Peatman by Penelope S TeSelle poa

Thomas W. Peatman by Penelope S. TeSelle, his attorney-in-fact

Lauren W Peatman by Penelope S. TeSelle poa

Lauren W. Peatman by Penelope S. TeSelle, her attorney-in-fact

Davidson County DEEDWARR
Recvd: 12/19/05 10:27 2 pgs
Fees:13.00 Taxes:860.25

20051219-0151669

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 Penelope S. TeSelle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained and who further acknowledged that she is the attorney-in-fact of Thomas W. Peatman and Lauren W. Peatman, and is authorized by them to execute the within instrument of the purposes therein contained as their free act and deed.

Witness my hand and official seal this the 16th day of December, 2005.

My Commission expires 1-24-07

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN