This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Rosemary Evans
506 Fairfax Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 09/18/06 15:14 2 pgs
Fees:13.00 Taxes:2704.70
20060918-0115503

MAP 104-10
GROUP
PARCEL 190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William L. Campbell and wife, Elizabeth A. Campbell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Rosemary Evans, unmarried and Lea Helen Evans, unmarried**, 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. 16 and easterly 40 feet of Lot No. 15, Fairfax Place, Block 4, as of record in Book 547, page 138, Register's Office, Davidson County, Tennessee.

Said Lot No. 16 and easterly 40 feet of Lot No. 15 front together 115 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 157.3 feet, more or less, to a dead line.

Being the same property conveyed to William L. Campbell and wife, Elizabeth A. Campbell by deed from Margaret S. Alsobrook, a widow of record in Book 5046, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **506 Fairfax Avenue, Nashville, Tennessee 37212.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **5th** day of **September, 2006.**

William L. Campbell

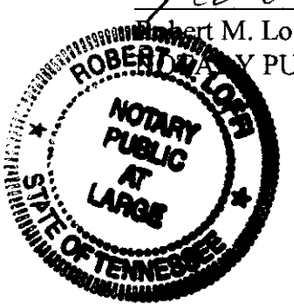
Elizabeth A. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William L. Campbell and wife, Elizabeth A. Campbell**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of September, 2006.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

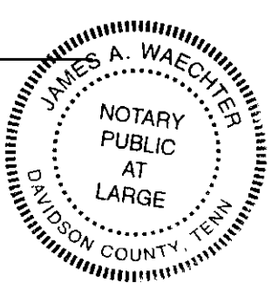
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $731,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2006.

NOTARY PUBLIC



My Commission Expires: 1-26-08