THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26198-01-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00 Affiant Subscribed and sworn to before me this 28th day of February, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Address New Owner: Robert S. Maxwell, and Sandra M. Maxwell 4427 Sheppard Place Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.& Parcel No. 130=06-0-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. Webb Campbell, II and wife, Donna Bandy Campbell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert S. Maxwell and Sandra M. Maxwell, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4427 Sheppard Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2007.

L. Webb Campbell, II

Donna Bandy Campbell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L. Webb Campbell, II and Donna Bandy Campbell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 02/28/07 16:04 2 pgs
Fees:13.00 Taxes:5272.50

20070228-0024973

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 1 on the Plat of a Subdivision of Lots 12 and 13 and Resubdivision of Lots 10 and 11 of Belle Meade Plan No. 2, of record in Book 421, page 112, said Register's Office.

Said part of Lot 1 fronts 100 feet on the southerly margin of Sheppard Place and extends back between parallel lines 200 feet to a dead line.

Tract II:

Land in Davidson County, Tennessee, being the northerly 60 feet of the northwesterly one-half of Lot No. 1 on the Plat of a Subdivision of Block "C" of Belle Meade Plan No. 2 of record in Book 421, page 58, said Register's Office.

Said part of Lot No. 1 fronts 60 feet on the easterly margin of Jackson Boulevard and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to L. Webb Campbell. II and wife, Donna Bandy Campbell by Deed dated 1/25/91 from Bart E. Ashley and wife, Clenna G. Ashley of record in Book 8281, page 832, , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 112, Register's Office for Davidson County, Tennessee.
3. Tract II
4. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.