THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Latasha E. Hamilton, et. al. 2611 Buena Vista Pike Nashville, TN 37218	Same as New Owner	Map 081-07 Parcel 121.0

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THEODORE R. CAMPBELL a/k/a TED CAMPBELL a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfer and convey unto LATASHA E. HAMILTON, a single woman, and JEREMY L. BRITTENUM, a single man, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEE", her 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 the easterly 40 feet of Lots Nos. 37 and 38 on the Plan of the Subdivision of Lot No. 7 in Owen's Buena Vista Plan of Lots, as of record in Boolk 57, Page 26, Register's Office for said County, and Plan Book 1, Page 84, Chancery Court at Nashville.

Said parts of Lots Nos. 37 and 38 front 40 feet on the northerly side of Clay Street and run back between parallel lines, with the westerly margin of 10th Ave, North, formerly Crooked Street, 104 feet to the southerly line of Lot No. 39.

Being the same property conveyed to Theodore R. Campbell by deed from T. Larry Edmondson, Trustee, filed for record as instrument No. 20001027-0106424.

BILL GARRETT, Davidson County
Trans:T20120001749 DEEDWARR
Recvd: 01/09/12 10:22 3 pgs
Fees:18.00 Taxes:129.50
20120109-0002029

The mailing address for the said property is 1000 Clay St., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And, the GRANTOR, does covenant with the said GRANTEES, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 2012, which will be paid in full by the Grantee without proration.

2. Subject to all matters shown on the plans of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee and Plan Book 1, Page 84, Chancery Court at Nashville.

And, the GRANTOR, does further covenant and bind himself, his heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

By their signatures hereto, the Grantees agree that they shall own and hold title to the said real property as joint tenants, and not as tenants in common, with survivorship obtaining - that is, in the event of the death of either of the Grantees, the survivor shall own and hold title to property in fee simple, subject to any existing liens or encumbrances.

WITNESS my hand on the day and date acknowledged below.

LATASHA E. HAMILTON

THEODORE R. CAMPBELL

JEREMY L. BRITTENUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE R. CAMPBELL, a/k/a TED CAMPBELL, and LATASHA E. HAMILTON and JEREMY L. BRITTENUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY