WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/04 09:46 2pgs
Fees:13.00 Taxes:1083.73

20040803-0092572

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,900.00.

Affiant

Subscribed and sworn to me on August 2, 2004

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Kelly Raber, and wife, Amy Lynn Raber 3709 Princeton Avenue Nashville, TN 37205	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	Map 104-05-0 Parcel 165.00

FOR AND IN CONSIDERATION 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, Jr., and wife, Anastasia Campbell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Kelly Raber and wife, Amy Lynn Raber, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 407 on the Map of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to William L. Campbell, Jr. and wife, Anastasia P. Campbell by deed from Carolyn Jarrett Elam, unmarried, dated August 1, 2003, filed August 5, 2003, of record in Instrument No. 20030805-0111220, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Matters shown on plan of record in Plat Book 421, page 31, in the Register's Office for Davidson County, Tennessee; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 3709 Princeton Avenue, Nashville, TN 37205.

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 successors 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, their successors 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 on August 2, 2004.

William L. Campbell, Jr.

Anastasia Campbell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 2, 2004, before me personally appeared William L. Campbell, Jr. and wife, Anastasia Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 2, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE