This instrument prepared by:
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(615) 371-8999

File No.: **2120-680783**

Davidson County DEEDWARR
Recvd: 12/13/04 14:53 3pgs
Fees:18.00 Taxes:379.25

20041213-0147977

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventh day of December, 2004**, by and between **Matthew Campagni**, parties of the first part, and **Wallace Jackson Arnold**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 56A, HICKORY PARK VILLAS, SECTION 2, ZONE LOT DIVISION, LOTS 49 THRU 56 AND 58 THRU 66, as shown on plat of record in Plat Book 6250, Page 615, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Campagni from Barry Zeitlin and wife, Linda Zeitlin, by virtue of Warranty Deed as recorded on June 23, 2003 in Instrument Number 200306230086464, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **200306230086464** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **162-16-47.00**

x Improved OR
Unimproved property located at: **406 Glade Ct., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seizec in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Matthew Campagni

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Matthew Campagni** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Seventh day of December, 2004.**

Mandy P Baird
Notary Public

My Commission Expires: 7/29/07

MANDY P. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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Owner's Name: **Wallace Jackson Arnold**

and Address: **406 Glade Ct.**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$102,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventh day of December, 2004.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY, TEXAS