Davidson County DEEDWARR
Recvd: 03/30/05 10:48 2 pgs
Fees:13.00 Taxes:499.13
20050330-0034365

First Volunteer Title
of Tennessee, Inc.
1411 West Main St., Suite C
Lebanon, TN 37087

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Pamela R. Campbell
514 Knapp Farm Road # 514
Hermitage, TN 37076

SEND TAX BILL TO:

Owner

MORTGAGEE
Ownit Mortgage Solutions
11700 Great Oaks Way, Suite 380
Alpharetta, GA 30022

MAP: 64
GROUP 12A
PARCEL: 514.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sheran Durden Weathers and Wesley Carrigan being the only surviving heirs of Joyce J. Durden, deceased,** have this day bargained and sold, and do hereby transfer and convey unto **Pamela R. Campbell, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 514 on the plan of Fox Run Second Revision, part of Section 2, of record in Plat Book 6250 page 118, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535 page 713, corrected in Book 5895 page 516 and Book 5936 page 301, and amended in Book 6370 page 817 and Book 8510 page 95, said Register's Office.

Being the same property conveyed to Joyce J. Durden, a widow, by Deed of record in Instrument No. 200003010020197, dated 2/27/2000, Register's Office for Davidson County, Tennessee. Joyce J. Durden having died testate on 12/16/2003, thereby having two surviving heirs at law, namely, Sheran Durden Weathers and Wesley Carrigan. For further reference see Affidavits of Heirship as shown on record in Instrument No. 20050330003436 3 and Instrument No. 20050330003436 4, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

We COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record, and restrictions, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of March, 2005.

Sheran Durden Weathers

Sheran Durden Weathers

Wesley J. Carrigan

Wesley Carrigan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Sheran Durden Weathers and Wesley Carrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 134,900.00.

Pamela K. Campbell

AFFIANT

Subscribed and sworn to before me this the 28th day of March, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____