WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Cathlyn K Samuel
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11th DAY OF **MAY, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 9/18/07
(AFFIX SEAL)

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Cathlyn K. Samuel	**FLAGSTAR Bank, FSB**	**069.16-0-110.00**
1800 Elizabeth Road	**PO Box 7026**	
Nashville, TN 37218	**Troy, MI 48007-7026**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Margaret Campbelle-Holman and husband, D. Eugene Holman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Cathlyn K. Samuel, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 421, page 19, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/19/05 11:53 3 pgs
Fees:18.00 Taxes:277.50
20050519-0056616

CH
MC-A

(X) Improved
This ( ) Unimproved property is known as: **1800 Elizabeth Road**
Nashville, TN 37218

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 heirs and assigns forever; and we do not covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 11th day of **MAY, 2005.**

Margaret Campbelle-Holman
Margaret Campbelle-Holman

D. Eugene Holman
D. Eugene Holman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Margaret Campbelle-Holman and D. Eugene Holman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 7:00pm

This 11th day of **MAY, 2005.**

Steven P. Baldwin
Notary Public

My Commission Expires: 9/18/07

STEVEN P. BALDWIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Exhibit "A"

BEING THE NORTHEASTERLY PART OF LOT NO. 16 ON THE MAP OF ASHTON'S SUBDIVISION OF THE L.M. LEWIS FARM, AS OF RECORD IN BOOK 421, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning on the southeasterly margin of Elizabeth Avenue at the corner of Lots No. 16 and 24; thence with the line between said two lots southeastwardly 107 feet to the northwesterly corner of Lot No. 17; thence with the line between lots Nos. 16 and 17, southwestwardly 60 feet; thence northwestwardly 107 feet, more or less, to a point in the southeasterly margin of Elizabeth Avenue, being 120 feet northeast of the northeasterly margin of Old Hydes Ferry Pike; thence with the southeasterly margin of Elizabeth Avenue, northeastwardly 80 feet to the beginning.

Being the same property conveyed to Helen P. Rose and R.B.J. Campbelle, Jr., by deed from of Helen P. Rose dated 3/21/86 and filed for record 04/17/86 in Book 6831, page 935, Register's Office for Davidson County, Tennessee.

Helen P. Rose died on June 29, 1996, and RBJ Campbelle, Jr. died on May 29, 1989 leaving as his surviving spouse the said Marjorie Holmes Campbelle, and his children, Jeanne Campbelle - Kennedy, Margaret Campbelle - Holman and Helen Teresa McCormick. Marjorie Holmes Campbelle died on June 30, 2001.

Being the same property conveyed to Jeanne Campbelle-Kennedy, Margaret Campbelle-Holman, and Helen Teresa McCormick by Affidavit of Inheritance from the estate of Marjorie Holmes Campbelle dated 10/06/03 and filed for record 10/29/03 in Instrument No. 20031029-0159288, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Margaret Campbelle-Holman and husband, D. Eugene Holman by Quitclaim Deed from Jeanne Campbelle-Kennedy and Helen C. McCormick dated 5/05/04 and filed for record 05/10/04 in Instrument No. 20040510-0053049, Register's Office for Davidson County, Tennessee.