Davidson County DEEDWARR
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Fees:18.00 Taxes:477.30
20050524-0058148

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of May, 2005, by and between NANCY E. KURRAS BAILEY, MARRIED, hereinafter called Grantor, and CHARLES N. CAMPBELL, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NANCY E. KURRAS BAILEY, MARRIED, as Grantor, do hereby bargain, sell, transfer and convey unto CHARLES N. CAMPBELL, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1109 WEMBLEY DRIVE, HERMITAGE, TENNESSEE 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WILLIAM KENT BAILEY, husband of NANCY E. KURRAS BAILEY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Nancy E Kurras Bailey
NANCY E. KURRAS BAILEY
Signature of Seller

WILLIAM KENT BAILEY
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY E. KURRAS BAILEY and her husband, WILLIAM KENT BAILEY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of May, **2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

CHARLES N. CAMPBELL
1109 WEMBLEY DRIVE
HERMITAGE, TENNESSEE 37076

Property Address:

1109 WEMBLEY DRIVE
HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

Countrywide Home Loans, Inc.
2021 N. Gallatin Road, Suite #280
Madison, TN 37115

Map & Parcel #: MAP 64-16-C, PARCEL 32 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$129000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19 day of **May, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7616

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Wembley Downs, Section Two, a Planned Unit Development, as of record in Book 7900, Page 363, 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 Nancy E. Kurras, a single person, by Warranty Deed from Gale W. Ford, unmarried, of record in Book 10624, page 869, Register's Office for Davidson County, Tennessee. The said Nancy E. Kurras having since married, is now known as Nancy E. Kurras Bailey.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 64-16-C, PARCEL 32 CO).

2. All matters as set forth on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, page 363, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 8304, page 623, Register's Office for Davidson County, Tennessee.

4. Amendment to Declaration of Covenants, Conditions and Restrictions, of record in Book 8447, page 633, Register's Office for Davidson County, Tennessee.

5. Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 8587, page 268, Register's Office for Davidson County, Tennessee.

6. Second Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 8646, page 529, Register's Office for Davidson County, Tennessee.

7. Third Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 8797, page 915, Register's Office for Davidson County, Tennessee.

8. Charter of Wembley Downs Homeowners Association, Inc., of record in Book 8404, page 718, Register's Office for Davidson County, Tennessee.

9. By-Laws of Wembley Downs Homeowners Association, Inc., of record in Book 9522, page 349, Register's Office for Davidson County, Tennessee.