Davidson County DEEDWARR
Recvd: 06/29/05 11:15 2 pgs
Fees:13.00 Taxes:425.50

20050629-0074781

WARRANTY DEED

B-VRE-05-1419

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF June, 2005.

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Featherston	Decision One Mortgage	
1419 Boscobel Street	(NAME) 6060 JA Jones Drive, Suite 1000	83-13 332.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LADD M. CAMPBELL, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE FEATHERSTON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS NOS. 175, 176 AND 177 OF BLOCK "Q" ON THE MAP OF LINDSLEY HOME PLACE, OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT, NASHVILLE, TENNESSEE.

SAID PARTS OF LOTS NOS. 175, 176, AND 177 FRONT 50 FEET EACH ON THE NORTH SIDE OF BOSCOBEL STREET AND RUN BACK PARALLEL LINES 50 FEET. PARTS OF SAID LOTS FRONT 150 FEET ON BOSCOBEL STREET AND 50 FEET ON THE WEST MARGIN OF SOUTH 15TH STREET.

BEING THE SAME PROPERTY CONVEYED TO LADD M. CAMPBELL, ~~UNMARRIED~~ BY WARRANTY DEED FROM GARY L. BEAZLEY, UNMARRIED, RECORDED THE 18TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010618-0064355, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1419 Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 20th day of June, 2005.

Ladd M. Campbell

C. Elizabeth Campbell

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.

STATE OF Tennessee
COUNTY OF Davidson

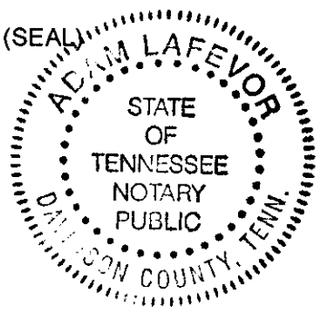
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ladd M. Campbell & C. Elizabeth Campbell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903