WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Timothy G Spence
1705 Stone Hollow Ct Hermitage, TN 37076-1397

SEND TAX BILLS TO:
Amy Campbell
1705 Stone Hollow Ct Hermitage, TN 37076-1397

Davidson County DEEDWARR
Recvd: 07/25/05 12:04 2 pgs
Fees:13.00 Taxes:506.90
20050725-0086072

MAP PARCEL NUMBERS: 064160 D00700CO
Maximum principal indebtedness for Tennessee recording tax purpose is $137,000.00

THIS INDENTURE, made and entered into this _____ day of May 26, 20 05, by and between Timothy G Spence, an unmarried man, party of the first part, and Amy Campbell, a single woman, party of the second part,

WITNESSETH: That for and in consideration of $137,000.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 218 ON THE PLAN OF SECTION ONE, TRUXTON PARK OF RECORD IN INSTRUMENT NO. 20001026-0106272, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY SPENCE, A MARRIED MAN BY DEED FROM BEAZER HOMES CORP. DBA PHILLIPS BUILDERS RECORDED 09/09/2003 IN DOCUMENT NO. 200309090131096, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID# 064160D00700CO

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, his heirs, successors and assigns in fee simple forever.

And the said parties of the first part does hereby covenant with the said parties of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend 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 said parties of the first part the day and year first above written.

Timothy G Spence

_____

* *

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy G Spence and to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of May, 2005.

My commission expires MY COMMISSION EXPIRES: 12-31-05

Linda Mosley

Notary Public

LINDA MOSLEY NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

I/we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, Timothy G Spence

_____

Affiant,

Subscribed and sworn to before me this 26th day of May, 2005.

Linda Mosley

Notary Public

MY COMMISSION EXPIRES: 12-31-05

LINDA MOSLEY NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

PROPERTY ADDRESS: 1705 Stone Hollow Ct Hermitage, TN 37076-1397