THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Countrywide Home Laons
7105 Corporate Center Drive
Plano, TX 75024

MAP PARCEL NUMBERS 131-4-244.00

Davidson County DEEDWARR
Recvd: 09/15/05 14:50 2 pgs
Fees:13.00 Taxes:1570.65

20050915-0111217

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of September, **2005**, by and between **James E. Campbell and Caroline D. Campbell, husband and wife**, party of the first part, and **Jay Ahrens**, party of the second part,

WITNESSETH: That for and in consideration of **$424,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County.
Said Lot No. 28 fronts 170 feet on the southwesterly margin of Brookmeade Drive and extends back 216.10 feet on the southeasterly line and 203.0 feet on the westerly line to a dead line in the rear, measuring 28.0 feet thereon.

Being the same property conveyed to James E. Campbell, IV & wife Caroline D. Campbell by Warranty Deed from Timothy N. Tappan & spouse Tama A. Tappan in Book 20041221-0151649, dated 12/15/04 and recorded 12/21/04 Register's Office.

This improved property is also known as 1109 Brookmeade Dr., Nashville, TN 37204

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); plat of record, in Book 1424, Page 139, restrictions of record in Book 1786, Page 178, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party 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 party of the first part the day and year first above written.

James E. Campbell

Caroline D. Campbell

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Campbell and Caroline D. Campbell, husband and wife** 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 7th September 2005

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Notary Public

I, or 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, **$424,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of September 2005

My commission expires 9-22-07

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
1109 Brookmeade Drive
Nashville, TN 37204

Name and Address of New Owner (TB)
Jay Ahrens
1109 Brookmeade DR.
Nashville, TN 37204