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WARRANTY DEED

CHARLES A. SULLIVANT, JR. REGISTER DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/14/05 12:51 3 pgs
Fees:18.00 Taxes:536.50

20051014-0124132

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Olman Galindo.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olman N. Galindo (NAME)	American Home Mortgage (NAME)	148-14-52
3802 Creekside Drive (ADDRESS)	520 Broadhollow Rd. (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	05DU-44601

FOR AND 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, Connie Rae Campbell and Kent Douglas Campbell and Bruce Edwin Campbell, Heirs at law of Eddie Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olman Galindo and wife, Maria Castro

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

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of BLANCHARD HEIGHTS of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof..

Said Lot No. 71 fronts 90 feet on the westerly side of Creekside Drive and runs back 220 feet on the northerly line and 169.98 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 146.6 feet.

Being the same property conveyed to Connie Rae Campbell and Kent Douglas Campbell, and Bruce Edwin Campbell by Affidavit of Inheritance dated 8/27/04 and recorded on 9/9/04 from the Estate of Eddie Campbell of record in Instrument No. 20040909-0109293, Register's Office for Davidson County, Tennessee. The said Eddie Campbell having died on 7/6/04; Last Will and Testament of Eddie Campbell of record in Will Book 04P-1446, Heirs at Law being Connie Rae Campell, Kent Douglas Campbell and Bruce Edwin Campbell and further being the same property conveyed to Eddie Campbell by Affidavit of Inheritance from Mona Louada Campbell of record in Book 10504, page 875. The said Mona Louada Campbell having died on 9/7/92, property vested in the Heir at Law being Eddie Campbell and further being the same property conveyed to Oakley J. Campbell and wife, Mona Campbell by Warranty Deed dated 5/14/64 and recorded on 5/15/64 from James R. Elliott* of record in Book 3763, page 306, Register's Office for Davidson County, Tennessee. The said Oakley J. Campbell having died on 9/2/77, property vested in Mona Campbell by virute of Tenants by the Entirety.

*unmarried

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unimproved ( )
This is improved (X) property, known as 3802 Creekside Drive, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever, and we do 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 forever 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 our hand s this 6th day of October, 2005

Connie Rae Campbell by Kent Douglas Campbell Atty in Fact
By: Kent Douglas Campbell, Attorney-in-fact

Bruce Edwin Campbell by Kent Douglas Campbell Atty in Fact
By: Kent Douglas Campbell, Attorney-in-fact

Kent Douglas Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Douglas Campbell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 6th day of October, 2005.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 6th day of October, 2005, personally appeared before me, Kent Douglas Campbell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Connie Rae Campbell & Bruce Edwin Campbell and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 6th day of October, 2005

My commission expires 9/22/07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Kent Douglas Campbell has executed this deed on behalf of Connie Rae Campbell by virtue of a Limited Durable Power of Attorney of record as Instrument No. 20040909-0109290, Register's Office for Davidson County, Tennessee.

Kent Douglas Campbell has executed this deed on behalf of Bruce Edwin Campbell by virtue of a Limited Durable Power of Attorney of record as Instrument No. 20040909-0109291, Register's Office for Davidson County, Tennessee.