Davidson County DEEDWARR
Recvd: 11/08/05 13:30 2 pgs
Fees:13.00 Taxes:294.15

20051108-0135364

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

WARRANTY DEED

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

ET-05-5932

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nellie R. Campbell, unmarried	Countrywide Home Loans, Inc.	
(NAME)	(NAME)	
2258 Lebanon Road, Unit 36	718 Thompson Lane, Suite 114	95-3-A 36.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS MICHAEL DENNISON, HUSBAND, AND JACQUELINE DENNISON, WIFE, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NELLIE R. CAMPBELL, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Located in Davidson County, Tennessee, and BEING a certain condominium unit, described as follows: Unit No. 36, in a Horizontal Property Regime, as shown on the condominium site plan of Magnolia Square Condominiums, as of record in Book 6685, pages 275 and 276, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums of record in Book 6685, page 253; and per plat of record in Plat Book 6685, pages 275 and 276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Michael Dennison, husband, and Jacqueline Dennison, wife, as tenants by the entirety, by Quitclaim Deed from Thomas Michael Dennison, husband, executed on June 21, 2002, of record at Instrument no. 20020628-0078456, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Thomas Michael Dennison, unmarried, by Deed from Charles H. Turner and wife, Virginia W. Turner, executed on October 24, 1986, of record in Book 7022, page 784, Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6685, Page 275, Register's Office for said County.

Subject to Restrictive Convenants of record in Deed Book 6685, pages 285 and 286; and to Master Deed and By-Laws, of record in Book 6685, page 253, Register's Office of said County.

This conveyance is subject to any and all restrictions and easements of record, if any.

Jacqueline Dennision executed this instrument on behalf of Thomas Michael Dennison pursuant to a Power of Attorney which is being placed of record concurrently herewith.

unimproved ( )
This is improved (X) property, known as 2258 Lebanon Road, Unit 36, Nashville, Tennessee 37214
(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 my/our hand(s) this 27th day of October, 2005.

Thomas Michael Dennison by Jacqueline Dennison, Attorney-in-Fact

Thomas Michael Dennison

Jacqueline Dennison

State of Tennessee
County of Wilson

On this the 27 day of October, 2005, before me personally appeared Jacqueline Dennison, to me known (or proved to me on the basis of satisfactory evidence) to be such person who executed the foregoing instrument on behalf of Thomas Michael Dennison, and who acknowledged that such person executed the same as the free act and deed of the said Thomas Michael Dennison by virtue of that Power of Attorney, duly executed by the said Thomas Michael Dennison and appearing of record in Book _____, Page _____ / Instrument Number * of the Register's Office of Davidson County, Tennessee.

*-20051108-0135363

My Commission Expires: 6-14-04

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Rita B. Mitchell
Notary Public

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Dennison the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this _____ day of _____, 2005.

My Commission Expires: 6-14-04

RITA B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Rita B. Mitchell
Notary Public

Return to:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122