This instrument prepared by and return to: **FEARNLEY & CALIFF, PLLC**
565 Marriott Drive, Suite 850
Nashvile, TN 37214

Davidson County DEEDWARR
Recvd: 12/05/05 11:12 2 pgs
Fees:13.00 Taxes:666.00
20051205-0145764

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of November, 2005, by and between FRED J. FLOIED and wife, NANCY D. FLOIED, party of the first part, and BONNIE CAMPBELL, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 239 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fred J. Floied, dated May 24, 1999, of record in Book 11494, Page 160, in the said Register's Office.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Title to the aforedescribed real property is vested in Fred J. Floied. Nancy D. Floied, wife of Fred J. Floied, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargin, sell, convey, and confirm unto the party of the second part, her heirs and assigns, all right, claims, and interests of every kind, character, and description whatsoever which she now has or hereafter may acquire by virture of her marriage, including but not limited to homestead as provided by the laws of the State of Tennessee, but the said Nancy D. Floied does not join in the convenants and warranties of this indenture.

WITNESS the signature of the party of the first part the day and year first above written.

FRED J. FLOIED

NANCY D. FLOIED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared FRED J. FLOIED and *~~and~~ , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she(they) executed the within instrument for the purposes therein contained. *Nancy D. Floied

WITNESS my hand and official seal at office this 21st day of November, 2005.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06

Property Owner & Address : BONNIE CAMPBELL &

Tax Parcel No.: 063-16-0 B 157.00 CO

Property Address: 1040 Tonyawood Drive
Old Hickory, TN 37138

MAIL TAX BILLS TO: 1040 Tonyawood Dr
old Hickory TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Bonnie Campbell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2005.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06