This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060047

Davidson County DEEDWARR
Recvd: 02/01/06 14:11 2 pgs
Fees:13.00 Taxes:379.90
20060201-0012619

Send Tax Bills To:
New Owner

New Owner is:
Tim Lane
3139 Brickdale Lane
Nashville, TN 37207

MAP: 60-02
PARCEL: 67.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Henry Campbell and wife, Evelyn D. Campbell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tim Lane , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davison** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 500 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wilber W. Rader etux Marjorie L. Rader, AKA Marjorie G. Rader, by deed of record in Book 3436, page 299, said Register's Office. The said Wilber W. Rader having predeceased Marjorie L. Rader and the said Marjorie L. Rader having since died leaving a will appointing Cheryl Jones, Executrix of the Estate of Marjorie L. Rader as evidenced by Probate #77220, Probate Court, Davidson County, Tennessee, Being a 1/3 undivided interest conveyed to A. D. Hewlett etux Frances H. by deed from Cheryl Jones, Executrix of the Estate of Marjorie L. Rader, and Michael E. Rader of record in Book 6780, page 52, said Register's Office.

This conveyance is subject to restrictions of record in Book 3313, page 402, said Register's Office.

This conveyance is made subject to a public utility easement, anchor easement and building lines of record in Book 3300, page 31, said Register's Office.

Being the same property conveyed to Henry Campbell and wife, Evelyn D. Campbell, as Tenants by the Entirety by Deed from Cheryl Jones, Executrix of the Estate of Marjorie L. Rader, A. D. Hewlett etux, Frances H. Hewlett dated 4/15/86, recorded 4/18/86, in Book 6832, page 1015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

H.C E.C Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of January, 2006.

GRANTOR:

Henry Campbell

Henry Campbell

Evelyn D. Campbell

Evelyn D. Campbell

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Henry Campbell and wife, Evelyn D. Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of January, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $107,000.

Affiant

SWORN TO and subscribed before me this 27th day of January, 2006.

Rachael A. Alexander
NOTARY PUBLIC

My commission expires:

4-21-08

RACHAEL A. ALEXANDER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 04/21/2008