THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24983-12-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2006. Notary Public My Commission Expires: 1-19-08

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Larry Cole 581 Phipps Drive Nashville, TN 37218	**Send Tax Bills To:** same	**Tax Information:** Map No.058.12-0 Parcel No. 033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Otis Campbell and wife, Carol Y. Campbell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Cole** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 581 Phipps Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of February, 2006.

Otis Campbell.

Carol Y. Campbell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Otis Campbell and Carol Y. Campbell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 02/13/06 15:46 2 pgs
Fees:13.00 Taxes:314.50

20060213-0017465

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Section 3 Royal Hills, as of record in Plat Book 4860, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Otis Campbell and wife, Carol Y. Campbell by Warranty Deed dated, June 30, 1980 from Construction Properties, Inc. of record in Book 5619, page 693, Register's Office for Davidson County, Tennessee.

Pursuant to the Order to Sell Property entered in Case No. 05-11796-GP3-13, a copy of which is recorded in Instrument No. 20060110-0003816, and amended in Instrument No. X
the Debtors, Otis Campbell, Jr. and Carol Clark Campbell (one and the same person as Carol C. Campbell and Carol Y. Campbell), were authorized to sell subject property free and clear of all liens, with the liens attaching to the proceeds of said sale.

X20060213-0017464

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 4950, page 530, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4860, page 47, Register's Office for Davidson County, Tennessee.