WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Jason Bly
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Clara Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/12/06

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) My Comm. Exp. Dec. 12, 2006

Davidson County DEEDWARR
Recvd: 03/09/06 10:36 3 pgs
Fees:18.00 Taxes:660.45

20060309-0027477

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Jason P. Bly and Karen L. Bly	**SunTrust Mortgage, Inc.**	~~98.02~~
5416 Roxborough Point	**201 4th Avenue North, 7th Floor**	98.02-65.00
Hermitage, TN 37076	**Nashville, TN 37219**	

FOR AND IN 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,

Edward D. Campbell and wife, Teresa G. Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jason P. Bly and wife, Karen L. Bly,

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 7900, page 601 and Amended in Book 8250, page 359 and Book 9153, page 487, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All T.V.A. R.O.W. Easement of record in Book 1174, page 694, said Register's Office.

All Restrictions of record in Book 8727, page 739, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **5416 Roxborough Point**
Hermitage, TN 37076

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 not 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 ever 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 hand this 28th day of February, 2006.

Edward D. Campbell 2/28/06 Teresa G. Campbell 2/28/06

Edward D. Campbell **Teresa G. Campbell**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Edward D. Campbell and Teresa G. Campbell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Davidson Cty.

This 28th day of February, 2006.

Clara Towers
Notary Public

My Commission Expires: 12/12/06

CLARA TOWERS
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Dec. 12, 2006
SUMNER COUNTY

Exhibit "A"

06-621

Land in Davidson County, Tennessee, being Lot No. 12 of Roxborough East, Phase II-B, of record in Plat Book 7900, page 601, and Certificate of Correction in Book 9153, page 487, Register's Office for Davidson County, TN to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward D. Campbell and wife, Teresa G. Campbell by QuitClaim Deed from Edward D. Campbell dated May 22, 2002 and filed for record 07/09/02 in Instrument #20020709-0082327, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Book 10780, page 194, said Register's Office.