THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me this 18th day of April, 2006. Notary Public
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 25293-04-2006** File Box 9B	NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/25/06 14:38 2 pgs
Fees:13.00 Taxes:1587.30

20060425-0047324

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Earl M.Campbell 3515 Hillsdale Lane Nashville, TN 37205	~~New Owners~~ Countrywide 3011 Armory Drive Suite 120 Nashville, Tennessee 37204	Part of Map No. 10405043100 Parcel No.

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, **Greenway Park Brownstones, LLC**, a Tennessee Limited Liability Co ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl M.Campbell** and wife, Stephanie Campbell ("Grantee"), their 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 3515 Hillsdale Lane, Nashville, TN 37205

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 18th day of April, 2006.

Greenway Park Brownstones, LLC

By
Barbara Browning, authorized member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Barbara Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized member (or other officer authorized to execute the instrument) of Greenway Park Brownstones, LLC, the within named bargainor, a corporation, and that she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 18th day of April, 2006.

Notary Public

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Greenway Park Brownstones, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20060413-0042742, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit ""B"" to the aforementioned Master Deed.

Being the same property conveyed to Greenway Park Brownstones, LLC, a Tennessee Limited Liability Co. by Quitclaim Deed dated 4/12/06 from 3015 Poston Avenue Partnership, a Tennessee partnership of record in Instrument No. 20060413-00422741, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20050810-0094996 (Lt2) and Instrument No. 20050810-0094995 (Lt1), 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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Greenway Park Brownstones, of record in Instrument No. 20060413-0042742, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.