Davidson County DEEDWARR
Recvd: 04/28/06 12:31 2 pgs
Fees:13.00 Taxes:458.80
20060428-0048984

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ray Wells and wife, Annese Wells
7245 Hwy 70 South, #101
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142-07--E-101

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dale S. Campbell, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Ray Wells and wife, Annese Wells,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Dale S. Campbell by Warranty Deed from Camilla D. Nabholz, a single person, of record in Instrument No. 20001012-0101589, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11127, Page 406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7245 Hwy 70 South, #101, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever 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 25th day of April, 2006.

Dale S. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dale S. Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR. WILLIAMSON COUNTY

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