WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 15:38 2 pgs
Fees:13.00 Taxes:2146.00
20060602-0065468

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 580,000.00

Melissa Rosato
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Oscar G. Valenzuela and Edith E. Valenzuela	same	MAP:
1106 Batey Drive		Parcel:131-08-0 074.00
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAMP PROPERTIES, LLC

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

OSCAR G. VALENZUELA, AND WIFE, EDITH E. VALENZUELA

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

SEE EXHIBIT "A"

This is improved property known as 1106 Batey Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 31st day of May, 2006.

Camp Properties, LLC

BY: Conrad Camp
Conrad Camp, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, my, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the member of CAMP PROPERTIES, LLC, the within named barganor, a LLC, and that my, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said LLC for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 31st day of May, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEING UNIT 177 ON EXHIBIT D OF THE MASTER DEED OF BATEY I TOWN HOMES OF RECORD IN INSTRUMENT NO. 20051229-0156442 OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BATEY I TOWN HOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY SAID MASTER DEED. BEING A PART OF LOT NO. 10 ON THE MAP OF LEA-GRAN ESTATES, AS OF RECORD IN BOOK 2083, PAGE 88, SAID REGISTER'S OFFICE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HENRY W. MOGAN AND WIFE, ALICE C. MOGAN TO CAMP PROPERTIES, LLC AS RECORDED ON THE 7TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050607-0064723 AND WARRANTY DEED TO HENRY W. MOGAN AND WIFE, ALICE C. MOGAN FROM SCOT D. MACBEAN, UNMARRIED, RECORDED ON AUGUST 21, 2002 IN INSTRUMENT NO. 20020821-0100977, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.