Davidson County DEEDWARR
Recvd: 07/07/06 09:09 2 pgs
Fees:13.00 Taxes:1961.00

20060707-0081458

WARRANTY DEED

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 $ 530,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 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
Joseph Torrence	same	MAP:PART OF
1305 Belmont Park Court		Parcel:131-11 19.00
Nashville, TN 37215	,	

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:

JOSEPH H. TORRENCE

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 1305 Belmont Park Court, Nashville, TN 37215

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 30th day of June, 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, Conrad Camp, 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 limited liability company, and that Conrad Camp, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 30th day of June, 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 1305 ON EXHIBIT D OF THE MASTER DEED OF BELMONT PARK COURT I TOWN HOMES OF RECORD IN INSTRUMENT NO. 20051229-0156440 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BELMONT PARK COURT I TOWN HOMES A HORIZONTAL PROPERTY REGIME ESTABLISHED BY SAID MASTER DEED. BEING FURTHER DESCRIBED AS PART OF LOT NO. 50, ON THE PLAN OF SEVEN HILLS, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 81 AND 82, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JENNIFER CARTER ALBRECHT AND MARIETTA PARIS, TENANTS IN COMMON TO JENNIFER C. ALBRECHT AS RECORDED ON THE 6TH DAY OF NOVEMBER, 1998 IN BOOK 11193, PAGE 993. ALSO BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JENNIFER C. ALBRECHT, AN UNMARRIED WOMAN TO CAMP PROPERTIES, LLC AS RECORDED ON THE 22ND DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050822-0099878

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.