Boy 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 07/25/06 14:46 2 pgs
Fees:13.00 Taxes:1998.00
20060725-0089600

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2006.

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

James F. and Gayle C. Camp
5211 Shenandoah Court
Nashville, TN 37220

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

5211 Shenandoah Court
Nashville, Tennessee 37220

Map and Parcel:

145-15-A-24 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARLON J. KIMBRO, JR.,** a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAMES F. CAMP AND WIFE, GAYLE C. CAMP,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 6-B on the Revised Plan of Stratford Place of record in Book 6250, page 560, amended in Book 7353, page 472, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Harlon J. Kimbro, Jr. by Deed from Gregory S. Perrone, Trustee, with full power to sell, transfer, convey and encumber without the joinder of any beneficiary, of record in Book 9880, page 136, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2006, which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Plan of record in Book 6250, page 560, amended in Book 7353, page 472, Register's Office for Davidson County, Tennessee.

21814

RR

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, and By-Laws appended thereto of record in Book 6472, page 86; said Master Deed amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, and in Instrument 20040402-0037662, said Register's Office.

4. Charter of Stratford Place Residential Condominiums of record in Book 6912, page 395, said Register's Office.

5. Easement to Davidson County, Tennessee, for right of way of Otter Creek Road of record in Book 1260, page 518, said Register's Office.

6. Agreement to Maintain a private access drive by Stratford Place Homeowners Association of record in Book 6430, page 601, said Register's Office.

7. Grant of Appurtenant Easement of record in Book 10382, page 575, said Register's Office.

8. Subject to the rights of others in and to the common elements.

9. Subject to the liens for unpaid and special assessments as set forth in the Master Deed and By-Laws.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title 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 24th day of July, 2006.

HARLON J. KIMBRO, JR.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HARLON J. KIMBROS, JR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

F:\RUBYE\wd condo lot kimbro to camp.doc