WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/06 13:34 2 pgs
Fees:13.00 Taxes:1402.30

20060829-0106762

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,000.00.

Diana Easley
Affiant

Subscribed and sworn to me on August 22, 2006

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William L. Campbell and wife, Elizabeth A. Campbell 602 Timber Lane, Nashville, TN 37215	SAME	117-02-C-2.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Douglass Coates and wife, Pamela Coates, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William L. Campbell and wife, Elizabeth A. Campbell, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2, together with carport designated number 2-A on the Plan of Regency Park, of record in Book 3700, Pages 111 and 112, Register's Office for said County, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of Regency Park Condominium formerly Woodlawn Manor, Inc., a horizontal property regime established by Master Deed and By-Law of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343 and Instrument No. 20031029-0159210, said Register's Office.
>
> Being the same property conveyed from Barbara H. Walker by Warranty Deed to J. Douglass Coates and wife, Pamela Coates dated July 15, 2002 of record in Instrument No. 20020722-0087707, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities and all other matters of record applicable to this property.
>
> **This property is also known as improved property located at 602 Timber Lane, 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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands on August 22, 2006.

J. Douglass Coates

Pamela Coates

Pamela Coates

STATE OF CALIF, **COUNTY OF** MONTEREY

On August 22, 2006, before me personally appeared J. Douglass Coates and wife, Pamela Coates to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 22, 2006.

JACK E. PATTERSON
COMM. #1381394
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Comm. Expires October 24, 2006

NOTARY PUBLIC

My Commission Expires: 24 OCT 2006