Davidson County DEEDWARR
Recvd: 02/21/07 10:14 2 pgs
Fees:13.00 Taxes:999.00
20070221-0021362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of February, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

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:
John Phillips, and Wife, Julie Phillips
4136 Outer Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
132.05-0-017.00

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, **James N. Campbell, Jr., Executor of the Estate of Emma Nell Campbell** hereinafter referred to as Grantor, hereby transfers and conveys to **John Phillips, and Wife, Julie Phillips,** 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:

Land in Davidson County, Tennessee, being Lot No. 9 and the easterly one-half of Lot No. 8 on the map of Rolling Meadows Subdivision, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 150 feet on the southerly side of Outer Drive and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to James N. Campbell and wife, Emma Zopfi Campbell, N/K/A Emma Nell Campbell, by Deed from JNO. B. Cobb, County Clerk, of record in Book 2705, Page 469, Register's Office for Davidson County, Tennessee, dated December 2, 1957. James N. Campbell and Emma Nell Campbell have since deceased vesting the property in the Estate of Emma Nell Campbell and Will of record in Davidson County Probate Court Docket No. 06P1981, James N. Campbell, Jr., Executor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1628, page 621 and in Book 1713, Page 420, 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 2007, 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 4136 Outer 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 **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 15th day of February, 2007.

Estate of Emma Nell Campbell

By: James N. Campbell, Jr., Executor

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **James N. Campbell, Jr.**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, proved himself to be the **Executor of the Estate of Emma Nell Campbell**, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2007.

SANDRA J. BAXLEY
NOTARY PUBLIC—OFFICIAL SEAL—
MUSCOGEE COUNTY, GA
My Commission Expires January 1, 2007

Notary Public

My Commission Expires:

270100441