[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties herein. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument in preparation for this transaction. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.]

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2007.

Notary Public

My Commission Expires: 07-26-2009

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Affix Seal)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Don Campbell	Family Mortgage Services, Inc.	043-13-0-A-079.00 CO
323 Forest Park Road # 6-15	5722 Hickory Plaza Drive, B-2	
Madison, TN 37115	Nashville, TN 37211	

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and in consideration of the below named Grantee having agreed to assume the Loan, Note, and debt currently owed by the Grantor to Family Mortgage Services, Inc., which is secured against the below described property by Deed of Trust by Erika E. Campbell, and unmarried woman, for the benefit of Family Mortgage Services, Inc., dated February 28, 2005, and recorded in the official records of Davidson County, State of Tennessee, at Instrument Number 20050321-0030207, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, ERIKA E. CAMPBELL, UNMARRIED hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto DON CAMPBELL, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

APARTMENT UNIT NUMBER 6-15 OF ROBIN HOOD CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AS AND ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY GRANTOR, OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE REFERENCE BEING MADE TO THE SAID MASTER DEED, EXHIBIT "A" FOR THE SOURCE OF TITLE OF THE SAID GRANTOR, AND TO THE EXHIBIT "A-1" THERETO FOR A MORE SPECIFIC IDENTIFICATION AND DESCRIPTION OF THE APARTMENT HEREIN CONVEYED, AND AS SHOWN ON THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

THE PREMISES HEREIN CONVEYED IS A "CONDOMINIUM PROJECT" ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; TO THE 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 THEREOF; AND ALSO INCLUDING WITHOUT LIMITATION ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to Erika E. Campbell by Warranty Deed from Lawson H. Hardwick, II and wife, Ronda L. Hardwick, as of record at Book 10524, page 11, Davidson County Register of Deeds.

This property and this transfer are subject to Deed of Trust by Erika E. Campbell, and unmarried woman, for the benefit of Family Mortgage Services, Inc., dated February 28, 2005, and recorded in the official records of Davidson County, State of Tennessee, at Instrument Number 20050321-0030207. See also for reference "ASSUMPTION AND CONSENT TO TRANSFER AND RELEASE AGREEMENT" recorded simultaneously with this instrument.

( ) unimproved
This is (X) improved property known as **323 Forest Park Road # 6-15, Madison, Tennessee 37115**

Witness my hand this 19th day of **January, 2007**:

Erika E. Campbell

STATE OF TENNESSEE

COUNTY OF Williamson

Davidson County DEEDQC
Recvd: 02/26/07 11:05 1 pgs
Fees:12.00 Taxes:0.00
20070226-0023307

SANDRA B. FRASER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
07-26-2009

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIKA E. CAMPBELL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 19th day of January, 2007.

Notary Public

My Commission Expires: 7-26-09