Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF Williamson

This instrument was prepared by
Overland Title Company, LLC
106 Mission Ct., Suite 1002
Franklin, TN 37067

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transaction is $123,500.00.

Sworn to and subscribed before me on this 3 day of August 2007.

Affiant

Notary Public

My Commission Expires: 7-2-10

Address of New Owner:
Deresha L. Campbell
2435 Whites Creek Pike
Nashville, TN 37115

Send Tax Bills to:
CTX Mortgage Company
P.O. Box 199077
Dallas TX 75219-9077

Map-Parcel Numbers:
59-16-29

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mike Minch**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Deresha L. Campbell*** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

*unmarried

Being all of Lot No. 16 and the north 10 feet of Lot No. 17 on the Plan of J. B. Haynie's Cleveland Plan as shown by plat appearing of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 and part of Lot No. 17 adjoin and front together 50 feet on the east side of Whites Creek Pike and run back between parallel lines 138 feet, more or less, on the south line of part of Lot No. 17 and 135 feet, more or less, on the north line of Lot No. 16 along the south margin of Francis Street to an alley in the rear on which they measure 50 feet. Description is the same as in the previous deed of record.

Being the same property conveyed to Mike Minch by warranty deed from William H. Dorris, of record in Instrument No. 20061228-0160077, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/09/07 08:54 2 pgs
Fees:13.00 Taxes:456.95
20070809-0095152

This is improved property known as 2435 Whites Creek Pike, Nashville, TN 37115.

This conveyance is made subject to:

1. 2007 taxes, which have been paid, prorated and assumed by Grantee.
2. Matters shown on the Plan of record in Book 161, Page 35, Register's Office for said County.
3. Zoning; setback requirements and general utility, sewer, and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall apply to all genders, and all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

WITNESS our hands this 3 day of August 2007.

Mike Minch

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3 day of August 2007, before me personally appeared Mike Minch, 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 such person executed the same as such person's free act and deed.

Witness my hand, at office, this 3 day of August 2007.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

My Commission Expires: