Davidson County DEEDWARR
Recvd: 09/10/07 12:43 2 pgs
Fees:13.00 Taxes:480.63
20070910-0108269

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly Campbell** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Andrea L. Springall, a single woman** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 86 on the plan of Patricia Heights, of record in Book 2331, pages 130 & 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 fronts 87 feet on the easterly side of Patricia Drive and runs back 177.8 feet on the northerly line and 180.5 feet on the southerly line to a dead line in the rear, Measuring 120 feet thereon.

Being the same property conveyed to Beverly Campbell, by Warranty Deed from Wilson Enterprises, Inc. dated 11/01/06, and recorded 11/02/06 as Instrument No. 200611020135945, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 7th day of September, 2007.

Beverly Campbell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Beverly Campbell to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2007

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$129,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of September, 2007.

Notary Public

My Commission Expires:_____

Map and Parcel: 107-09-41.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Andrea L. Springall
906 Patricia Drive
Nashville, TN 37217

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008