This Instrument Was Prepared By:
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200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/01/08 11:08 6 pgs
Fees:33.00 Taxes:296.00
20080801-0079101

Address New Owner As:	**Send Tax Bills To:**	**Map & Parcel Number:**
Kenneth L. Campbell, et al. 1310 Shelby Avenue Nashville, TN 37206	Pinnacle National Bank 211 Commerce St., Suite 300 Nashville, TN 37201	083-13-0268.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Mom Keo**, unmarried (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Kenneth L. Campbell** and wife, **Karen S. Campbell** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 1st day of August, 2008.

Mom KEO

Mom Keo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2008.

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mom Keo, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 1st day of August, 2008.

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Exhibit A

Legal Description

Being Lot No. 85 on the Payne, Blakemore And Cummings Addition To East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Roeung Muth and wife, Mom Keo, by deed from Edward Manookian and Don H. Bethel, of record in Book 7641, Page 578, in the Register's Office for Davidson County, Tennessee, Roeung Muth now being deceased, leaving Mom Keo as the sole owner of the property.

This is improved property known as 1308 Shelby Avenue, Nashville, Tennessee 37206.

Exhibit B

Exceptions

(1) 2008 Davidson County Taxes for Map/Parcel 083-13-0268.00 - a lien but not yet due and payable.

(2) Easements for utilities serving the premises herein described.

(3) All matters shown on the Payne, Blakemore And Cummings Addition To East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

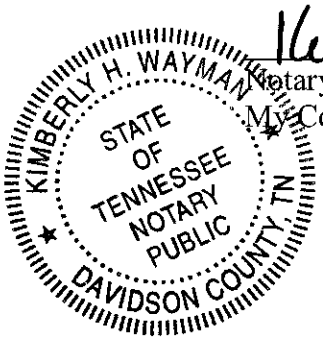
CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

Deed – Mom Keo
08/01/08