THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 08/21/08 10:47 2 pgs
Fees:13.00 Taxes:444.00
20080821-0085941

Name and Address of New Owners:
Janie A. Campbell and husband,
Michael J. Campbell
108 McKinley Street
Madison, TN 37115

Persons Responsible for Taxes:

Same

Map/Parcel Number: / 034-130-143.00

WARRANTY DEED

For and in consideration of the sum of **One Hundred Twenty Thousand ($120,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Pedro Reyes**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Janie A. Campbell, unmarried and Michael J. Campbell, unmarried, as Joint Tenants with rights of survivorship**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 9, Block C of Eastlawn as shown of record in Plat Book 547, Page 153, Lot fronts 50 feet on the southerly side of McKinley Avenue and runs parallel line 120 feet to a deadline, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pedro Reyes by Warranty Deed from Cumberland Properties, LLC, of record on November 20, 2007, in Instrument No. 20071120-0135801, also being the same property previously conveyed to Cumberland Properties, LLC by Warranty Deed from Zachary King, Barrett King having since died on April 2, 2005 recorded on October 19, 2007 in Instrument No. 20071019-0124255, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Barrett King or Zachary King by Quitclaim Deed recorded February 8, 2004 as Instrument No. 20040209-0015382, Register's Office for Davidson County.

Commonly known as: 108 McKinley Street, Madison, TN 37115

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Whenever 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 our hands this the 19th day of August, 2008.

GRANTOR:

Pedro Reyes

M. KEVIN HEFFELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 19th day of August, 2008, before me, M. Kevin Heffelman, personally appeared **Pedro Reyes**, 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 acknowledge that they executed the same as their free act and deed.



NOTARY PUBLIC
My Commission Expires: July 27, 2010.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janie A. Campbell
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 19th day of August, 2008 before me, M. Kevin Heffelman, personally appeared Janie A. Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

