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 10:49 2 pgs
Fees:13.00 Taxes:226.63
20080821-0085943

Name and Address of New Owners:

Pedro Reyes
3008 Lookout Point
Greenbrier, TN 37073

Persons Responsible for Taxes:

Same

Map/Parcel Number: 072-13-0-416.00 /

WARRANTY DEED

For and in consideration of the sum of **Sixty One Thousand Two Hundred Fifty ($61,250.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Janie Ann Campbell unmarried**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Pedro Reyes**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 4, on the plan of Sharpe and Horn's Addition of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee, to which reference is here by made for a more complete legal description.
>
> Being the same property conveyed to Janie Ann Campbell, unmarried, by Deed from Don Perry, unmarried, recorded on September 7, 1996, in Book 11079, Page 947, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1117 East Douglas Avenue, Nashville, TN 37206

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:

Janie Ann Campbell

Janie Ann Campbell

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 **Janie Ann Campbell**, 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

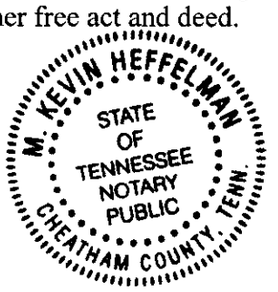
I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $61,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pedro Reyes
Affiant/Grantee

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 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.