BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/25/08 10:10 2 pg
Fees:13.00 Taxes:706.70
20080825-0087017

ADDRESS NEW OWNER:
James Adam Campbell
310 Lynn Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
"Mortgagee"(see below)

MORTGAGEE:
Wachovia Mortgage, FSB
1100 Corporate Centre Drive
Raleigh , NC 27607

MAP 147-10
GROUP
PARCEL 78.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lena Alley Yarbrough, married, (fka Lena Alley),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James Adam Campbell, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Section III, Caldwell Hall, of record in Plat Book 2900, page 131, Register's Office, Davidson County, Tennessee.

Said lot fronts 80 feet on the north side of Lynn Drive, and runs back 154.5 feet on the easterly line and 154.2 feet on the westerly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Lena Alley by deed from Brentwood Center Realty Co. of record in Book 4628, page 912, Register's Office for Davidson County, Tennessee. Lena Alley has since married and is now known as Lena Alley Yarbrough.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **310 Lynn Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

***Dupree L. Yarbrough, spouse of Lena Alley Yarbrough, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.**

WITNESS our hands this the **21st** day of **August, 2008.**

Lena Alley Yarbrough

Dupree L. Yarbrough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lena Alley Yarbrough and Dupree L. Yarbrough**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of August, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $197,000.00

AFFIANT

Subscribed and sworn to before me on this 21st day of August, 2008.

NOTARY PUBLIC

My Commission Expires:

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009