THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28080-09-2008** **Record & Return To:** **Metropolitan Escrow** **217 Pineway Drive** **Nashville, TN 37217**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $201,900.00. Co Exec Affiant Subscribed and sworn to before me this 30th day of September, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Ryan D. Rich 5869 Woodlands Avenue Nashville, TN 37211	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St.; Ste.300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 172030B078.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Campbell Steele and Howell H. Campbell, III, Co-Executors of the Estate of Edith B. Campbell, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Rich, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5869 Woodlands Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2008.

Co-Executor

Peggy Campbell Steele, Co-Executor

Co Exec

Howell H. Campbell, III, Co-Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peggy Campbell Steele and Howell H. Campbell, III, Co-Executors of the Estate of Edith B. Campbell, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/01/08 13:14 2 pgs
Fees:13.00 Taxes:747.03

20081001-0099707

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Howell H. Campbell, Jr. and wife, Edith B. Campbell, by deed dated June 30, 1992 from Richter Dial Builders, Inc. of record in Book 8666, page 314, Register's Office for Davidson County, Tennessee. The said Howell H. Campbell, Jr. died on October 20, 1995. Edith B. Campbell died on January 3, 2008. By the terms of her Will, under Docket No. 08P-77, Davidson County Probate Court Clerk's Office, she directed that her real estate be deemed part of her probate estate for administration purposes. Letters Testamentary were issued to Peggy Campbell Steele and Howell H. Campbell, Jr.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Woodlands, of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to The Woodlands Homeowner's Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Woodlands Homeowner's Association of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6710, page 495 and Book 7091, page 428, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 635, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 6900, page 497, Register's Office for Davidson County, Tennessee.
8. Easement to the State of Tennessee of record in Book 7917, page 422, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.