03

Kelly Title
48-A

State of Tennessee
County of **DAVIDSON**

The actual consideration or value whichever is greater is $120,000.00

Subscribed and sworn before me this the 31st day of December, 2008.

Rachelle Cauder
Affiant

(Affix Seal) DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Diane K Mann
Notary Public

My commission expires: 2/22/09

WARRANTY DEED

800635

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Preston Campbell
Kathryn Campbell
612 Cadogan Court
Antioch, TN 37013

Send tax bills to:

FRANKLIN AMERICAN MORTGAGE CO.
501 CORPORATE CENTRE DRIVE, #400
NASHVILLE, TN 37067

Map 149-7-A, Parcel 123CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mulugeta Abay and Almaz Lndarge

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

James Preston Campbell and wife, Sameena Kathryn Campbell

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 123, Section 1 Chelsea Village, as shown on plan of record in Plat Book 7900, Page 119, 120 and 121, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description thereof.

Being all of the same property conveyed to Mulugeta Abay and Almaz Lndarge by deed dated 7/4/06 from Bradly Swinney and wife, Andrea Swinney, of record in Instrument No. 20060410-0040907, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 612 Cadogan Court, Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/05/09 14:57 2 pgs
Fees:13.00 Taxes:444.00
20090105-0001013

Subscribed and sworn before me this the 31st day of December, 2008.

Mulugeta Abay

Almaz Lndarge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Mulugeta Abay and, Almaz Lndarge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December,2008.

My commission expires:

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public