File Box 30

SPECIAL WARRANTY DEED

P-FTB-09-7409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Campbell	New Owner	
404 Whistler Cove	(NAME)	126-16A-635.00CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		126-16A-631.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FIFTH THIRD BANK, N.A., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRENT CAMPBELL AND WIFE, GALE CAMPBELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot 390, as shown on the map entitled Riverwalk, Phase 4C, of record as Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fifth Third Bank, N.A. by deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument 200807310078596 on July 22, 2008 and filed for record on July 31, 2008, Register's Office for Davidson County.

TRACT 2:
Land in Davidson County, Tennessee, being Lot 386, as shown on the map entitled Riverwalk, Phase 4C, of record as Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fifth Third Bank, N.A. by deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument 200807310078598 on July 22, 2008 and filed for record on July 31, 2008, Register's Office for Davidson County.

This conveyance is subject to the following a) 2009 County taxes which have been prorated and are assumed by Grantees b) Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Instrument 200110240115969, and Instrument 200603280035052 c) Covenants, Conditions, Restrictions and By-Laws as set forth in Instrument 200111050121083, Instrument 200204240050565, Instrument 200404300049313, Instrument 200405060051985, Instrument 200503080025001, Instrument 200603200031638, Instrument 200611030136691, and Instrument 200612140154502 d) Easements as shown of record in Book 751, Page 375, Book 787, Page 7, Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument 200107060072536, Instrument 200109190101279, Instrument 200109190101280, Instrument 200211250145984, and Instrument 200408120097619, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090026115 DEEDWARR
Recvd: 04/21/09 09:53 2 pgs
Fees:13.00 Taxes:740.00
20090421-0035936

unimproved ( )
This is improved (X) property, known as 7409 and 7425 Riverland Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Witness my/our hand(s) this 16th day of April, 2009.

Fifth Third Bank, N.A.

BY: _____
Daryl McCubbin, Vice-President

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of April, 2009, before me personally appeared Daryl McCubbin, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Fifth Third Bank, N.A., the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of April, 2009.

_____
Notary Public

My Commission Expires: 10-16-11

(SEAL)

RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067
Phone: (615)599-9959