WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

G-VR-09-2223

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,300.00

Carla Jo Sutton
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Jo Sutton	Franklin American Mortgage Company	
2223 Lindell Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37204	Franklin, TN 37067	105-14-140.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIM CAMPBELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLA JO SUTTON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, YARBROUGH'S SUBDIVISION OF WOODLAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 87 AND 104, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARI LYNN YADRO CAMPBELL TO TIM CAMPBELL AS RECORDED ON THE 26TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081126-0115865; QUITCLAIM DEED FROM ROBERT C. CAMPBELL, MARRIED TO TIM CAMPBELL AS RECORDED ON THE 14TH DAY OF APRIL, 1998 IN BOOK 10885, PAGE 115 AND WARRANTY DEED FROM JUANITA POTTS TALLANT AND EVELYN POTTS SCOTT AND DORIS POTTS HOLLISTER AND PEGGY POTTS HARRIS TO TIM CAMPBELL AND ROBERT C. CAMPBELL AS RECORDED ON THE 7TH DAY OF DECEMBER, 1984 IN DEED BOOK 6443, PAGE 445, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2223 Lindell Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans: T20090049391 DEEDWARR
Recvd: 07/22/09 10:23 2 pgs
Fees: 13.00 Taxes: 1144.41
20090722-0068675

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

Tim Campbell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Campbell, the within named bargainor, 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 the 16th day of July, 2009.

Notary Public

My Commission Expires: 7-2410

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903