This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Susan Limor
2814 Dogwood Place
Nashville TN 37204

SEND TAX BILLS TO:
SUSAN LIMOR
2814 Dogwood Place
Nashville TN 37204

MAP/PARCEL:
104-1-100.01

For good and valuable consideration received, **Cecil J. Campbell, Jr.; Rex T. Campbell; Landy R. Campbell; and Roger B. Campbell; devisees under the Last Will and Testament of Sadie M. Campbell, deceased, devisee under the Last Will and Testament of Cecil J. Campbell, Sr., also known as Cecil J. Campbell**, (hereinafter referred to as "Grantor") by these presents do transfer and convey unto the Grantee, **Susan Limor, unmarried**, (hereinafter referred to as "Grantee") all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Cecil J. Campbell**, described as follows:

Land in Davidson County, Tennessee, being Lot 2, RE-SUBDIVISION OF LOT 53 WEST END HEIGHTS, as shown on plat of record in Plat Book 3106, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cecil J. Campbell by Warranty Deed from W. F. Elbrick, Fred B. Elbrick, Charles E. Elbrick, Burke Elbrick, and Lillian Elbrick, the heirs at Law of Alma J. Elbrick, deceased, recorded on the 19th day of October, 1961 in Book 3285, Page 530, in the Register's Office of Davidson County, Tennessee.

The said Cecil J. Campbell, Sr., having since passed on January 19, 2001, Sadie M. Campbell being the devisee under the Last Will and Testament of Cecil J. Campbell, Sr., Docket No. 01P-244, Probate Court, Davidson County, Tennessee. The said Sadie M. Campbell having since passed on December 26, 2008, Rex T. Campbell, Cecil J. Campbell, Jr., Landy R. Campbell and Roger B. Campbell being the devisees under the Last Will and Testament of Sadie M. Campbell, Docket No. 09P366, Probate Court, Davidson County, Tennessee.

This conveyance is subject to a) 2009 Property Taxes; b) instruments of record in Book 332, Page 124 and Page 125; and Book 3106, Page 107; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as **3412 Marlborough Avenue, Nashville, Tennessee 37212**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as the rightful heirs of and Executor of the **Estate of Sadie M. Campbell**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of July 2009.

Rex T. Campbell, Executor
Rex T. Cambpell, Executor

Rex T. Campbell, Devisee
Rex T. Cambpell, Devisee

Cecil J. Campbell, Jr., Devisee

Landy R. Campbell, Devisee
by Rex T. Campbell, ATTORNEY IN FACT
Landy R. Campbell, Devisee, by Rex T. Campbell as Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090049461 DEEDWARR
Recvd: 07/22/09 11:23 3 pgs
Fees:18.00 Taxes:887.63
20090722-0068742

Roger B. Campbell Devisee
Rex T. Campbell, Attorney in Fact

Roger B. Campbell, Devisee, by Rex T. Campbell as Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Rex T. Campbell, individually and as Executor of the Estate of Sadie M. Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument individually and on behalf of the **Estate of Sadie M. Campbell**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 15 day of July 2009.

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: 9/3/12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cecil J. Campbell, Jr.**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at the office, this 15 day of July 2009.

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: 9/3/12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rex T. Campbell**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Landy R. Campbell**, and acknowledged that he executed the same as the free act and deed of the said **Landy R. Campbell**.

Witness my hand and official seal, at the office, this 15 day of July 2009.

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: 9/3/12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rex T. Campbell**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Roger B. Campbell**, and acknowledged that he executed the same as the free act and deed of the said **Roger B. Campbell**.

Witness my hand and official seal, at the office, this 15 day of July 2009.

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: 9/3/12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00**.

Affiant

Subscribed and sworn to before me this 15 day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN