03

BILL GARRETT, Davidson County
Trans: T20090059530 DEEDWARR
Recvd: 08/31/09 13:33 3 pgs
Fees: 18.00 Taxes: 1341.25
20090831-0081591

Realty Title

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:
Philip Betbeze
J.
318 Fairfax Ave.
Nashville, TN 37212

SEND TAX BILLS TO:
~~SunTrust Mortgage~~, Inc.
901 Semmes Ave.
Richmond, VA 23224

MAP/PARCEL:
10410010000

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, **Philip Betbeze and wife, ~~XXXXX~~ Betbeze**, (hereinafter referred to as "Grantee") ***Kristin M.** 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 NO. 1, WEST END HEIGHTS, RESUBDIVISION OF LOT 53, OF RECORD IN PLAT BOOK 3106, PAGE 107, **REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. 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. **REVISING BOOK 332, PAGE 124,

BEING 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 318 Fairfax 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 14th day of August 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 as Attorney in Fact *pursuant to power of attorney of record in Instrument No: 20090722-0068740, Register's Office for Davidson Co., Tennessee.

Roger B. Campbell, Devisee, by Rex T. Campbell as Attorney in Fact *pursuant to power of attorney of record in Instrument No: 20090722-0068741, Register's Office for Davidson Co., TN

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 foregoing 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 14 day of August 2009.

My commission expires: 7-24-10

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 14 day of August 2009.

My commission expires: 7-24-10

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 14 day of August 2009.

My commission expires: 7-24-10

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 14 day of August 2009.

My commission expires: 7-24-10

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$362,500.00**.

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 14th day of August, 2009.

Diane K. Mann
Notary Public

My Commission Expires: 8/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN