Davidson County DEEDWARR
Recvd: 05/26/10 09:19 3 pgs
Fees:18.00 Taxes:458.80

20100526-0040409

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 21 day of May, 2010.

Notary Public
My commission expires: 5/14/2011

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

06-1005-73936

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristine L. Campbell 3202 Lakeland Drive Nashville TN 37214	F+M BANK 50 FRANKLIN ST. CLARKSVILLE TN 37041	096-11-0-144.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William H. McClanahan, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristine L. Campbell, unmarried, and Bonnie Jeanne Campbell, unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul D. Ensinger and wife, Virginia Mae Ensinger and Carrie M. Ensinger, unmarried by deed from Gaida H. Malins and Aina Irene Campbell, both unmarried, dated April 30, 2004, recorded May 4, 2004, of record in Instrument No. 20040504-0050825, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wells Fargo Bank, National Association as Trustee for First Franklin Mortgage Loan Trust 2004-FF46 Mortgage Pass-Through Certificates, Series 2004-FF46 by Successor Trustee's Deed from Everett L. Hixson, Jr. Successor Trustee, dated May 28, 2009, recorded June 10, 2009, of record in Instrument No. 20090610-0053731, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William H. McClanahan by Special Warranty Deed from Wells Fargo Bank, National Association as Trustee for First Franklin Mortgage Loan Trust 2004-FF46 Mortgage Pass-Through Certificates, Series 2004-FF46, dated August 14, 2009, recorded August 28, 2009, of record in Instrument No. 20090828-0080904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3202 Lakeland Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 21st day of May, 2010.

William H. McClanahan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William H. McClanahan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21st day of May, 2010.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires

1-17-12

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

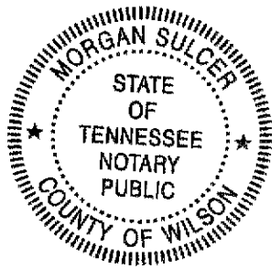
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013