This Instrument Was Prepared By:
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Attorneys At Law
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Nashville, TN 37219

Davidson County DEEDWARRSP
Recvd: 07/20/12 12:05 7 pgs
Fees:38.00 Taxes:851.00
20120720-0063980

Address New Owner As:	**Send Tax Bills To:**	**Map & Parcel Number:**
Kenneth L. Campbell, et al. 939 Russell Street, Unit 18 Nashville, TN 37206	Pinnacle National Bank 150 3rd Avenue South Nashville, TN 37201	082-16-0-B-304.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Rita H. Wilkinson** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Kenneth L. Campbell** and wife, **Karen S. Campbell** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

Horace Wilkinson, the husband of Rita H. Wilkinson, joins in this deed for the sole purpose of relinquishing any marital rights in the Property.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 20th day of July, 2012.

Rita H. Wilkinson

Horace Wilkinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2012.

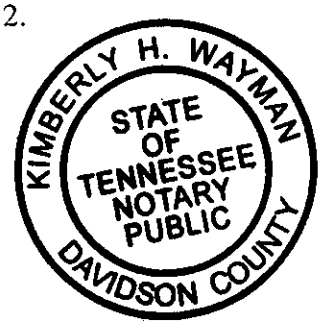
Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita H. Wilkinson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 20th day of July, 2012.



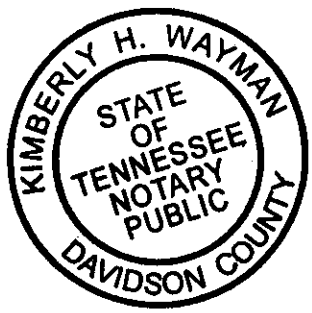
Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace Wilkinson, the 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 seal at office at Nashville, Tennessee, on this the 20th day of July, 2012.



Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

Exhibit A

Legal Description

A condominium apartment in Davidson County, Tennessee, being Unit No. 304, second floor and loft, together with the storage and parking area designed as 304 Russell Street Commons III, of record in Plat Book 6900, Page 375, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Rita H. Wilkinson, by deed from John Russell Cole, of record as Instrument No. 20010308-0022263, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 939 Russell Street, Unit 18, Nashville, Tennessee 37206 (Tax Map/Parcel Identification No. 082-16-0-B-304.00).

Exhibit B

Exceptions

(1) 2012 Davidson County property taxes for Map/Parcel 082-16-0-B-304.00 - a lien but not yet due and payable.

(2) Easements for utilities serving the premises herein described.

(3) Declaration of Restrictive Covenants for Aeby Subdivision, of record in Book 6551, Page 73, in the Register's Office for Davidson County, Tennessee.

(4) All matters shown in the Master Deed for Russell Street Commons III, of record in Book 7303, Page 487, in the Register's Office for Davidson County, Tennessee.

(5) All matters shown on the Plat of Russell Street Commons III, of record in Plat Book 6900, Page 375, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

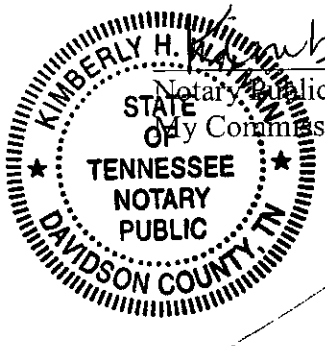
I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee ann campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Kimberly H. Waynan

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013