BOOK 4574 PAGE 696

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter L. Campbell and wife (NAME)	Mortgage Associates, Inc. (NAME)	13D - 28890
Timothy Road (STREET ADDRESS OR ROUTE NUMBER)	Suite #200 180 Allen Road, N.W. (STREET ADDRESS)	Map 58 Par. 126
Nashville, Tennessee, 37218 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia, 30328 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00- -

Ten and No/100- **DOLLARS,**
Cash in hand paid by Walter L. Campbell and wife, Deborah O. Campbell, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

PAUL A. SAVAGE AND WIFE, EMMA B. SAVAGE,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said**
WALTER L. CAMPBELL AND WIFE, DEBORAH O. CAMPBELL,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**
Being two tracts of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee; each part of Lot No. 2 on the Plan of the lands of W. J. Drake, deceased. As of record in minute book "J" Pages 396 and 397, County Court of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, July 30, 1953, as follows:

TRACT NO. 1: Beginning in the easterly boundary line of Lot No. 3, containing 21.1 acres, more or less, conveyed to W. J. Walton under partition deed between Maggie L. Walton, et al, of record in Book 1488 page 555 of the Register's Office for said County, south 4° 50' east 350 feet from a railroad spike located in the center of Kings Lane, said point being south 85° 10' west 10 feet from the southwest corner of property conveyed to D. D. Shroader and wife by deed from Russell B. Anderson and wife of record in Book 2290, page 76, said Register's Office; thence north 85° 10' east 259.6 feet to an iron pin on the westerly line of the Rowan property; thence with said line south 0° 30' west 100 feet; thence westerly 250 feet, more or less, passing an iron pin at 240 feet, to the easterly line of said W. J. Walton property, and thence with the same, north 4° 50' west 100 feet to the beginning.

Being the same property conveyed to Paul A. Savage and wife, by deed from E. B. Walton and wife, of record in Book 2696, page 532, Register's Office for said County.

TRACT NO. 2: Beginning at an iron pin on the easterly margin of Timothy Road, dedicated by instrument of record in Book 2701 page 591 Register's Office for said County, being 10 feet east of the southwest corner of property conveyed to Paul A. Savage and wife by deed from E. B. Walton and wife, of record in book 2696 page 532 said Register's Office; thence with Savage's southerly line, easterly 240 feet, more or less, to the westerly line of the Rowan property, being Savage's southeast corner; thence, with the line of Rowan property, south 0° 30' west 50 feet; thence westerly 235 feet, more or less, to the easterly margin of Timothy Road; thence with said Road north 4° 50' west 50 feet to the beginning.

Being the same property conveyed to Paul A. Savage and wife, Emma B. Savage, by deed from E. B. Walton and wife, Effie B. Walton, of record in Book 2798, Page 168, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as Timothy Road, Nashville, Tennessee, 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 our **hand**s **this** 17th **day of** January, **,19** 72.

Paul A. Savage

Emma B. Savage

This deed prepared by Frank P. Reynolds, Atty., American Trust Bldg., Nashville, Tennessee.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Savage and wife, Emma B. Savage,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th day of January, 19 72.

Commission expires May 17, 1975.

Lloyd M. Pate
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

FEB 7 72 STATE TAX 15500.00
FEB 7 72 COUNTY 40.30
FEB 7 72 CLERK .50
FEB 7 72 RECD 4.00 * 44.80

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

PAUL A. SAVAGE AND WIFE,

EMMA B. SAVAGE,

TO

WALTER L. CAMPBELL AND WIFE,

DEBORAH O. CAMPBELL.

B 47626

IDENTIF. REFERENCE

FEB 7 12 40 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 15,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Walter L. Campbell
Affiant

Subscribed and sworn to before me this the 17 day of Jan. 19 72.

Lloyd M. Pate
Notary Public

Commission Expires: May 17, 1975.