FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

Suzanne R. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 75.

Notary Public

MY COMMISSION EXPIRES: 9-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Gene Campbell, etux (NAME)	Owner (NAME)	11D-24548
955 Snow Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 43-2
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 27

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HARRY P. DUNCAN and wife, Suzanne R. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY GENE CAMPBELL and wife, PATRICIA A. CAMPBELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of the unnumbered tract, part of Lot No. 1 and part of Dortch Avenue as shown on the Map showing the subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Foods Company's Subdivision of record in Book 843, page 52, Register's Office for said County, described according to a survey by John Kohl, Surveyor, dated February 28, 1969, as follows:

BEGINNING at a Point in the westerly margin of Snow Avenue, being northerly 301 feet, more or less, from the northwesterly corner of the intersection of Park Avenue and Snow Avenue; thence South 86° 20' West 300 feet to a point; thence North 2° 20' West 100 feet to a point; thence North 86° 20' East 300 feet to a point in the westerly margin of Snow Avenue; thence with the margin of said Avenue South 2° 20' East to the point of beginning.

BEING the same property conveyed to Harry P. Duncan and wife, Suzanne R. Duncan by deed from William T. Davis and wife, Mary H. Davis of record in Book 4694, page 459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 955 Snow Avenue, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 16th day of June, 19 75

Harry P. Duncan
HARRY P. DUNCAN

Suzanne R. Duncan
SUZANNE R. DUNCAN

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 Harry P. Duncan and wife, Suzanne R. Duncan

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 Nashville, Tennessee, this 16th day of June 1975

Commission expires 2-13-77

Notary Public

CHARLES H. KAIN NOTARY PUBLIC DAVIDSON

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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Harry P. Duncan and wife,
Suzanne R. Duncan

TO
Danny Gene Campbell and wife,
Patricia A. Campbell

D04138

IDENTIF. REFERENCE

JUN 24 10 46 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail to: Bunkey Goodlettsville
Goodlettsville Tenn.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 24 75	CONV	26,500.00			
JUN 24 75 S'TAX			A*	68.90	
JUN 24 75 PR'FEE			A*	.50	
JUN 24 75	W'DEED		A*	4.00	* 73.40