This Instrument Prepared By:
BASS, BERRY & SIMS EWB
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5532 PAGE 331

Address New Owner[s] as Follows:	Send Tax Bills To :	Map-Parcel Numbers
Charles K. Campbell (Name)	Same (Name)	
106 Timberline Office Park Wallingwood (Address)		
Austin, Texas 78746 (City) (State) (Zone)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid to him by Charles K. Campbell, and other good and valuable considerations, receipt of which is hereby acknowledged, James R. McKinney, Trustee, has this day bargained and sold, and does hereby transfer and convey unto the said Charles K. Campbell, his heirs and assigns, certain real estate located in Davidson County, Tennessee, as follows:

Two tracts of land in the Tenth Civil District of Davidson County, Tennessee (Parcel 22 on Map 34-3 and Parcel 1 on Map 26-15) and being more particularly described according to a boundary survey by Ragan-Smith & Associates, Inc., dated December 18, 1978, as follows:

Beginning at a concrete monument set at the intersection of the southeasterly right-of-way of Gallatin Road (U. S. 31-E) and the northeasterly right-of-way of Twin Hills Drive (formerly Liberty Lane) and being the northwesterly corner of Parcel 22, Map 34-3 and proceeding as follows:

With the southeasterly right-of-way of Gallatin Road (U. S. 31-E), North 47° 45' 30" East 1139.79 feet to an iron pin set by a highway monument at the northwesterly corner of the W. D. Tidwell property as of record in Deed Book 3308, page 336, R. O. D. C., Tennessee; thence, with the westerly line of Tidwell, South 39° 51' 03" East 894.05 feet to an iron pin set in concrete at the northeasterly corner of Clay D. Hiller property as of record in Deed Book 2246, page 403, R. O. D. C., Tennessee; thence with Miller's northerly line, South 75° 10' 17" West 201.15 feet to a concrete monument; thence South 74° 17' 49" West 687.03 feet to an iron pin by a fence post; thence South 48° 32' 28" West 230.48 feet to a concrete monument on the northeasterly right-of-way of Twin Hills Drive; thence, with the northeasterly right-of-way of Twin Hills Drive, North 51° 22' 18" West 496.84 feet to the point of beginning and containing 698,429 square feet or 16.034 acres.

Being the same property conveyed to James R. McKinney, Trustee, with full and absolute power to bargain, sell, encumber and convey without the joinder of any beneficiary, by deed from H. C. Travis and wife, of record in Book 4958, page 62, Register's Office for Davidson County, Tennessee; and by deed from Thomas H. Wilson and wife, of record in Book 4963, page 467, said Register's Office.

This conveyance is expressly subject to the following:

1. 1979 taxes which have been prorated and assumed by Grantee;

2. Deed of Trust to Thomas E. Stewart, Trustee, of record in Book 4963, page 470, said Register's office, to secure a Note to Thomas H. Wilson and wife, in the original principal amount of $400,000 and which has a present principal balance owing of $324,715.99; and

3. Vendor's lien retained in Deed from H. C. Travis and wife, to Grantor, of record in Book 4958, page 62, said Register's Office, to secure a Note in the original principal sum of $135,000 and which has a present principal balance owing of $111,878.79.

CHEC 11/19 6.00- 645

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out hereinabove.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15th day of November, 1979.

James R. McKinney, Trustee

James R. McKinney, Trustee

This is unimproved property, known as Highway 31-E & Gallatin Pike, Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,140.00.

James R. McKinney
Affiant

Subscribed and sworn to before me, this 15th day of November 1979.

My Commission Expires:

September 25, 1983

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JAMES R. McKINNEY, TRUSTEE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 1979.

My Commission Expires:

September 25, 1983

Notary Public

F63952 RUSH

IDENTIF. REFERENCE

Nov 19 10 54 AM '79

FELIX Z. MORRISON III REGISTER DAVIDSON COUNTY, TENN.

FILE PIONEER TITLE CO.

DUPLICATE

Tax paid on this
In the amount of 2.00
on Instrument #[illegible]
recorded In Davidson
County Registers Office

Date 11-19-79

Dep. Reg.