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 $25,000.00

James W. Comstock, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1980.

Notary Public

MY COMMISSION EXPIRES: 8/19/82

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
McMackin & McLemore, Attorneys, 2115 One Commerce Place, Nashville, TN 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Comstock, Jr. (NAME)	Home Federal Savings & Loan Assn. (NAME)	15DZ 20430
1010 J. C. Bradford Bldg. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Map 72-4
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Parcel 210

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, Phillip K. Campbell and wife, Katherine Anne Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Comstock, Jr.

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 Lot No. 6 on the Map of a resubdivision of part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 70 feet on the westerly side of Ardee Avenue and extends back 177.2 feet on the northerly line and 166.14 feet on the southerly line to a dead line, measuring 70.87 feet thereon.

Being the same property conveyed to Phillip K. Campbell by deed from John Lilbourn Jones and wife, Edna D. Jones, of record in Book 4920, page 210, 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.

As part of the above consideration, the Grantee(s) herein assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Home Federal Savings & Loan Association in the original principal amount of $17,400.00, of record in Book 5290, page 234, Register's Office for Davidson County, Tennessee.

Katherine Anne Campbell, wife of the above named Phillip K. Campbell, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 1434 (House Number) Ardee Avenue (Street) Nashville, TN (P. O. Address) (City or Town) 37216 (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 hands this 31st day of January, 1980

Phillip K. Campbell
PHILLIP K. CAMPBELL

Katherine Anne Campbell
KATHERINE ANNE CAMPBELL

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 Phillip K. Campbell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January 1980.

Commission expires July 1980

Wanda Sue Kelley
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

PHILLIP K. CAMPBELL and

KATHERINE ANNE CAMPBELL

TO

JAMES W. COMSTOCK, JR.

F 75430

IDENTIF. REFERENCE

FEB 6 2 45 PM '80

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Hom. Fnd

STATE OF TENNESSEE)
Rutherford County)

CHECK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Anne Campbell the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 30th of January 1980.

02/05 71.50

Commission expires 8/18/82

Notary Public

1369

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
			1369A02/06/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F75430

IDENTIF. REFERENCE

FEB 6 2 45 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 740735