FORM NO. WD-1

BOOK 5741 PAGE 1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Kenneth Dale Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1981.

John D. Dalone
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Mail

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Dale Campbell (NAME)	First Franklin Federal (NAME)	Map 142-3
477 Saddle Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Main (STREET ADDRESS)	Parcel 71
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	

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, Robert M. Garstin, also known as Robert Micheal Garstin and Micki E. Garstin, also known as Micki Christine Early Garstin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Dale Campbell and wife, Joy Benson 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 Lot No. 309 on the plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for said County.

SAID Lot No. 309 fronts 80.00 feet on the easterly margin of Saddle Drive and extends back 190.0 feet on the northerly line and 152.1 feet on the southerly line to a dead line in the rear, measuring 135.4 feet thereon.

BEING the same property conveyed to Robert M. Garstin and wife, Micki E. Garstin by deed from James E. Patterson and wife, Evelyn Patterson of record in Book 5480, page 1, said Register's Office. Robert M. Garstin and Micki E. Garstin have since been divorced by final decree in the Fourth Circuit Court for said County, in Minute Book 118-B, page 1205, Rule No. 80-D1889, dated September 15, 1980.

THE property herein conveyed is subject to restrictive covenants of record in Book 4643, page 946, as amended in Book 5057, page 885, and modified in Book 5440, page 138, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Robert M. Garstin by Richard L. Pridgen as his Attorney-In-Fact pursuant to a recorded Power of Attorney of record in Book 5714, page 416, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 477 Saddle Drive, Nashville, Tennessee 37221
(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 1st day of May, 1981

Robert M. Garstin

By: Richard L. Pridgen
Richard L. Pridgen, Attorney In Fact

Micki E. Garstin
Micki E. Garstin

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

BOOK 5741 PAGE 2

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Micki E. Garstin

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 Franklin, Tennessee, this 1st day of May 1981

Commission expires 1-22-84

John V. Adams
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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Robert M. Garstin
and Micki E. Garstin

TO
Kenneth Dale Campbell and wife,
Joy Benson Campbell

G 40354

T
IDENTIF. REFERENCE

MAY 5 9 04 AM '81
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
Williamson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Richard L. Pridgen, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Robert M. Garstin as his Attorney-In-Fact, as the free act and deed of the within named Robert M. Garstin. Witness my hand and official seal at Franklin, Tennessee, this 1st day of May, 1981.

My commission expires 1-22-84

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

05/05 209.30- CHECK

3845

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5741 PAGE 3

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
			76000.00- CO	
			202.80 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 209.30-	
			3845A05/05/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.40354

IDENTIF. REFERENCE

MAY 5 9 04 AM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 820205