Prepared by: Hall, Bedford & Nichol
Suite 201, Realtors Bl
306 Gay Street
Nashville, TN 37201

BOOK 5868 PAGE 745

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Campagna	McNeil Mortgage & Investment Co., Inc.	104-11-279
(NAME)	(NAME)	
2509 Essex Avenue	P.O. Box 11227	24W07460
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Memphis, TN 38111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Ten and No/100 - - - - - - -($10.00)- - - - - - - - - - - - - - *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $53,650.00 to McNeil Mortgage and Investment Company, Inc., secured by a deed of trust to Phillip H. McNeil and Michael A. Hannam, Trustee, of record in Book 5293, page 486, Register's Office for Davidson County, Tennessee.

We, Pasquale J. Peragino and wife, Ann T. Peragino

have this day bargained and sold, and do hereby transfer and convey unto the said

Keith Campagna and wife, Debra Campagna

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 113 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 113 fronts 60 feet on the southerly margin of Essex Avenue and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Pasquale J. Peragino and wife, Ann T. Peragino by deed from Walter E. Cass and wife, Thelma C. Cass of record in Book 5293, Page 484, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 1st day of April, 19 82.

My commission expires: 10-15-83 (Affix Seal)

Affiant

Notary Public

unimproved
This is improved property, known as 2509 Essex Avenue, Nashville, TN 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein described

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st *day of* April, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pasquale J. Peragino
(Pasquale J. Peragino)

Ann T. Peragino
(Ann T. Peragino)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Pasquale J. Peragino and wife, Ann T. Peragino

the within named bargainorS, 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* 1st *day of* April, *19*82.

Barry W. Beasley
Notary Public

Commission expires 10-15-83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

9940 04/01 209.30- CHECK

G 8.5589 RUSH

IDENTIF. REFERENCE

APR 1 3 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Pasquale J. Peragino et ux

TO Keith Campagna et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

78000.00- CO
202.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 209.30-
9540A04/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 874169

6.85-89
-1
Acuity Mtg Co
4-1-82 at 3:40 P.M.
Dwight L. Wilson #
Reg
Mtge Co
Jerry Stevens