H 0 6 9 9 9

RUSH

BOOK 5932 PAGE 909

IDENTIF. REFERENCE

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

SEP 2 1 45 PM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
	Same	
Texas Commerce Bank		34-3-22
National Association,		26-15-1
Et Al		
P. O. Box 2558		
Houston, TX 77252		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Charles K. Campbell ("Grantor"), have bargained and sold and by these presents do hereby transfer and convey unto Texas Commerce Bank National Association, a national banking association, and Texas Commerce Funding Company, a Delaware corporation ("Grantees"), their successors and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

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. Miller 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 Charles K. Campbell by deed from James R. McKinney, Trustee, of record in Book 5532, page 331, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto belonging to the said Grantees, their successors and assigns, forever.

And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 1982; applicable building and zoning regulations; all existing highway, roadway, utility easements, and restrictive covenants which may affect the subject property; such state of facts as an accurate survey would disclose; a Deed of Trust securing Texas Commerce Bank National Association of record in Book 5605, page 431, as amended in Book 5710, page 62, Book 5726, pages 5, 12, and 19, and Book 5842, pages 42 and 53, said Register's Office; a Deed of Trust securing Texas Commerce Funding Company of record in Book 5605, page 443, as amended in Book 5710, page 62, Book 5726, pages 29 and 36, and Book 5842, pages 60 and 67, said Register's Office; property embraced within the bounds of any creeks or branches; a Deed of Trust securing T. Harold Wilson and wife, Glenna Wilson, of record in Book 4963, page 470, said Register's Office; a vendor's lien securing H. C. Travis and wife, Georgia B. Travis, of record in Book 4958, page 62, said Register's Office; and a 15-foot setback line from Gallatin Road and Twin Hills Drive, a 20-foot setback line along the entire southerly line, a 60 or 45-foot minimum building setback line along the entire easterly side line of said lot, a drain line running generally north and south through the westerly portion of said tract, a 1 inch gas line to the stone residence located in the northwesterly portion of said lot, and the fence along the southerly line is not necessarily the property line (If existing approved PUD is used this setback will be 45 feet; however, if plan is changed this setback will be 60 feet".)

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Alice Jayne Campbell, wife of Charles K. Campbell, executes this instrument for the purpose of acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Charles K. Campbell.

WITNESS our hands as of the 1st day of August, 1982.

Charles K. Campbell

Alice Jayne Campbell

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Charles K. Campbell and wife, Alice Jayne Campbell, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Houston~~, Texas, ~~Tennessee~~, this the 26 day of August, 1982.

Claudia J. Chalker
Notary Public in and for the State of Texas
CLAUDIA J. CHALKER

NOTARY PUBLIC STATE OF TEXAS

My Commission Expires:
August 27, 1985

STATE OF TEXAS)

COUNTY OF HARRIS)

The actual consideration or value of the property is $ 4,125,000.00 .

Charles Tate
Affiant

Subscribed and sworn to before me this 1st day of September, 1982.

Terri Slaughter
Notary Public in and for
the State of T E X A S

My Commission Expires:
June 4, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5932 PAGE 913

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
		1,125,000.00	CO	
			2925.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2937.50-	
		6955AU9/02/82	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 9 9 9

IDENTIF. REFERENCE

SEP 2 1 45 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 923238