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 $ 45,580.46

Ronald W. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF March 19 84

Notary Public

MY COMMISSION EXPIRES: 7-02-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Campbell	First Atlanta Mortgage Corp	MAP 96-14
(NAME)	(NAME)	
854 Allen Road	615 Peachtree Street N. E.	PARCEL 158
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Atlanta, Georgia 30308	3DZ-59884
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William H. Baker and wife, Frances N. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Campbell and wife, Betty T. 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. 12 on the Plan of Happy Acres Subdivision, of record in Book 2331, Page 63, Register's Office for said County, described as follows:

Said Lot No. 12 fronts 100 feet on the northerly side of Allen Road and extends back between lines 183.7 feet on the easterly side and 190 feet on a broken line on the westerly side to a dead line in the rear on which it measures 76.3 feet.

BEING the same property conveyed to William H. Baker and wife, Frances N. Baker by deed from Charles E. Sexton, III and wife, Martin B. Sexton of record in Book 5343, Page 800, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 2447, Page 557, Register's Office for said County.

THIS conveyance is subject to a Sanitary Sewers and/or Storm Drainage Easement of record in Book 6172, Page 4, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by William H. Baker and wife, Frances N. Baker to Molton, Allen and Williams, dated September 26, 1978 with a present unpaid principal balance of $33,680.46, of reocrd in Book 5343, Page 802, which the Grantees herein hereby assume and agree to pay. The escrow

This is unimproved ( ) improved (XX) property, known as 854 Allen Road, Nashville, TN 37214
(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 heir 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 covey 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 15th day of March, 1984

Frances N. Baker

William H. Baker

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, the within named ~~William H. Baker and wife, Frances N. Baker~~

the bargainor S, 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 15th day of March 19 84

Commission expires 7-27-86

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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 ~~William H. Baker~~ Frances N. Baker

TO Ronald W. Campbell Betty T. Campbell

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

I 0 9 0 8 9

IDENTIF. REFERENCE

MAR 16 9 02 AM '84

FELIX E. WILSCH II REGISTER
DAVIDSON COUNTY, TN

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
			45560.45- CAMT.	
			119.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	125.06-
0497A03/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 0 8 9

IDENTIF. REFERENCE

MAR 16 9 02 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20488