This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terrence A. Campbell (NAME)	Third National Mortgage Co. (NAME)	
716 Benson Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2428 (STREET ADDRESS)	MAP 94-6
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PARCEL 224

304
35

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

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Walter W. Smitty, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Terrence A. Campbell, and wife, Noelie M. Campbell

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee. Being part of Lot 2, on the Plan of Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, formerly referred to as being in Book 8, Pages 441 and 442, said Register's Office, and being the southerly part of Lot 4 on an unrecorded Map of part of Lot 2 and also part of a 15-foot alley that was never accepted and has been abandoned and closed, and described together according to a copy of a survey thereof by Erle Drake, County Surveyor, May 30, 1919 as follows: Beginning at a point on the westerly margin of Benson Avenue at the common corner of Lots 3 and 4; thence with the line between said lots, and along said line extended westwardly 229.8 feet to an old fence; thence along said fence line, northerly 61 feet more or less to the southwest corner of a lot conveyed to E.W. Benson, by deed of record in Book 572, page 134, Register's Office; thence along Benson's southerly line, eastwardly 230 feet more or less to the westerly margin of Benson Avenue; thence with the margin of the same southerly 63 feet to the beginning.

Being the same property conveyed to Walter W. Smitty, by deed from Velma B. Smitty of record in Book 6376, page 714, Register's Office of Davidson County, Tennessee.

Subejct to encroachment of neighbor's fence over a portion of the southern line of the property as shown on a survey made by John Kohl & Company, P.C., dated 4-1-85.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,000.00

Subscribed and sworn to before me, this the 2nd day of May 19 85

Affiant

My commission expires: 4-20-86 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 716 Benson Street, Nashville, Tennessee 37206 (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.

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 2nd *day of* May, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter W. Smitty

Walter W. Smitty, unmarried

5936

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Walter W. Smitty, unmarried

the within named 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* 2nd *day of* May, 1985.

Cynthia B Albrecht
Notary Public

Commission expires 4-20-86

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 .....

J 0 2 9 4 3

IDENTIFICATION REFERENCE

MAY 9 2 46 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Walter W. Smitty

TO

Terrence A. Campbell and

wife, Noelie M. Campbell

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6552 PAGE 173

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

33000.00- CAMT.
65.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 92.30-
5636A05/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J029493

IDENTIF. REFERENCE

MAY 8 2 46 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 132569