file 23

BOOK 6787 PAGE 461

Address New Owner:	Send Tax Bills to:	Map/Parcel
Michael Campbell etux 7023 Charlotte Pike Nashville, TN 37209	Same	Map 127 Par 245 9D-78714

WARRANTY DEED

FOR AND IN CONSIDERATION 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, HENRY E. MCKINNON and wife, PATRICIA P. MCKINNON, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said MICHAEL CAMPBELL and wife, KERRI L. CAMPBELL, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ronnie G. Brown, Registered Land Surveyor, Tennessee No. 763, dated October 4, 1983, Project No. 1983-106, as follows:

Beginning at an iron pin located in the northerly right-of-way of U. S. Highway 70, said pin being the southeast corner of the James R. Brewer property and the southwest corner of the herein described land; thence with Brewer's easterly line N 48 degrees 56' E a distance of 450.00 feet to an iron pin; thence N 26 degrees 30' E a distance of 300.00 feet to an iron pin located at a corner of the Willie K. Davis property; thence with Davis' easterly line as follows: N 26 degrees 30' E a distance of 350.00 feet to an iron pin; N 1 degree 42' E a distance of 360.48 feet to an iron pin; N 57 degrees 05' E a distance of 345.89 feet to an iron pin; N 83 degrees 42' E a distance of 649.58 feet to an iron pin located in the westerly line of the Walton Construction Company property; thence with Walton Construction Company's line S 8 degrees 53' W a distance of 285.00 feet to an iron pin; thence with a new line as follows: S 47 degrees 50' W a distance of 105.55 feet to an iron pin; S 52 degrees 01' W a distance of 166.98 feet to an iron pin; S 51 degrees 13' W a distance of 213.73 feet to an iron pin; S 52 degrees 43' W a distance of 158.58 feet to an iron pin; S 51 degrees 01' W a distance of 168.69 feet to an iron pin; S 64 degrees 00' W a distance of 211.42 feet to an iron pin; S 43 degrees 25' W a distance of 488.90 feet to an iron pin; S 48 degrees 56' W a distance of 451.28 feet to an iron pin located in the northerly right-of-way of U. S. Highway 70; thence with the northerly right-of-way of Highway 70 westerly with a curve concave to the south having a radius of 984.80 feet a distance of 50.04 feet (long cord N 48 degrees 56' W, 50.03) to the point of beginning, containing 13.48 acres, more or less.

Being the same property conveyed to Henry E. McKinnon by deed from Scott F. Cranford, of record in Book 6279, page 173, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations and to Restrictive Covenants of record in Book 5509, page 212, said Register's Office. This deed was prepared from information furnished by Grantor.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL CAMPBELL and wife, KERRI L. CAMPBELL, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this the 11th day of November, 1985.

Henry E. McKinnon
HENRY E. MCKINNON

Patricia P. McKinnon
PATRICIA P. MCKINNON

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
Nov 12 11 39 AM '85
IDENTIFICATION REFERENCE
5 2 2 8 8

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Richard W. Coleman
AFFIANT

Subscribed and sworn to before me on this the 11th day of November, 1985.

Linda Wade
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry E. McKinnon and wife, Patricia P. McKinnon, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of November, 1985.

Linda Wade
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6707 PAGE 463

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CONT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
5894A11/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5228

IDENTIFICATION REFERENCE

Nov 12 11 30 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 191123