This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Dwight W. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DWIGHT W. CAMPBELL, et ux (NAME) | MORTGAGE TRUST COMPANY (NAME) | 8 |
| 7540 Harper Road (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road (STREET ADDRESS) | 111 |
| Joelton, Tennessee 37080 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | 14D 39355 |

FOR AND IN 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, JAMES F. VAUGHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT W. CAMPBELL and wife, LINDA J. 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 the 14th Civil District of Davidson County, Tennessee, and described according to a survey of Shanklin Engineering, dated July 1, 1968, as follows:

Beginning at an iron pin in the south margin of Harper Road, the northeast corner of the Schangberger lot and the northwest corner of the property herein conveyed; thence with a curve to the left having an angle of 23° 50' a total distance of 498.94 feet to an iron pin; thence leaving the said road, North 88° 33' East 152.14 feet; thence South 0° 53' East 345 feet to an iron pin; thence South 5° 45' West 167.45 feet to an iron pin; thence South 59° 35' West 352.93 feet to an iron pin, the southeast corner of said Schangberger lot; thence with the east line of said lot North 30° 27' West 419.86 feet to the point of beginning, containing 5.18 acres, more or less.

Being the same property conveyed to James F. Vaughan by deed from Gloria M. Vaughan of record in Book 5952, page 319, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 7540 Harper Road, Joelton, Tennessee 37080
(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 heirs 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 convey 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 my hand this 11th day of April, 19 86

James F. Vaughan
JAMES F. VAUGHAN

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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, the within named James F. Vaughan

the 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 Goodlettsville, Tennessee, this 11th day of April, 19 86.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ County

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, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

92304

IDENTIFICATION REFERENCE

APR 17 9 54 AM '86

FELIX Z. WILSON 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 |
|---|---|---|---|---|

75000.00- CAMT.
205.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 211.90-
3978A04/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92304

IDENTIFT REFERENCE

APR 17 9 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 238043