file box 8/jcb

BOOK 6867 PAGE 772

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Ernest Askins	Lincoln Service Corporation	MAP 133-12
440 Jessie Drive	1100 Walnut St., P.O. Box 989	PARCEL 293
Nashville, TN 37211	Owensboro, KY 42302-0989	5DU-64025

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas D. Campbell and wife, Tammy R. Campbell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ernest Askins and wife, June Askins hereinafter called the Grantee, Grantee's 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. 138 on the plan of Section Two Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for said County.

SAID Lot No. 138 fronts 72.48 feet on the southerly margin of Jessie Drive and extends back 148.90 feet on the easterly line and 152.30 feet on the westerly line to a dead line in the rear, measuring 61.70 feet thereon.

BEING the same property conveyed to Thomas D. Campbell and wife, Tammy R. Campbell by deed from Jeffery Craig Colton and wife, Deborah Sue Colton, of record in Book 6657, page 755, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5303, page 873, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 6657, page 758, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Thomas D. Campbell by Tammy R. Campbell as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 440 Jessie Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of May, 19 86.

Tammy R. Campbell

Tammy R. Campbell

Thomas D. Campbell
BY: Tammy R. Campbell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of May, 19 86, before me personally appeared Tammy R. Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 1-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6867 PAGE 773

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,088.63.

June F. Askins
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

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 Tammy R. Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Thomas D. Campbell as his Attorney in Fact as the free act and deed of the within named Thomas D. Campbell.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1986.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

WARRANTY DEED

from:
Thomas D. Campbell and wife, Tammy R. Campbell

to:
Ernest Askins and wife, June Askins

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25148

BOOK 6867 PAGE 774

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Tammy R. Campbell
Affiant Tammy R. Campbell

Sworn to and subscribed before me this 23rd day of May, 19 86.

Notary Public

My Commission Expires: 11-1-87

IDENTIFICATION REFERENCE
MAY 27 2 08 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
04336

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

RECEIVED OF _____

FOR _____

BOOK 6867 PAGE 775

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
			74000.00- CONT. 192.50 CSTAX .50 PRFEE 9.00 WDEED CHECK 202.10- 8280AC5/27/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 3 3 6

IDENTIFI REFERENCE

MAY 27 2 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252011