Return to: Box 8
JCB

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

ADDRESS NEW OWNER:
Walter Robert Campbell
5318 Tidwell Hollow Road
Nashville, TN. 37218

MORTGAGEE:
Bailey Mortgage Company

200 S. Lamar
Jackson, MS 39215

MAP-PARCEL NUMBERS:
13D 51220
78 48

WARRANTY DEED

BOOK 7154 PAGE 418

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, Claude G. Black and wife, Edna O. Black hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Walter Robert Campbell, unmarried, 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 the 13th Civil District of Davidson County, Tennessee, being 7.38 acres, more or less, and shown as Tract No. 18 on a survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, and described as follows:

BEGINNING at a point on the southeasterly margin of Tidwell Hollow Road at a point being north 49 degrees 29 minutes east 400.6 feet from the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, of record in Book 4198, page 674, Register's Office for said County; thence south 40 degrees 31 minutes east 1642.52 feet; thence north 27 degrees 27 minutes east 216.62 feet; thence north 40 degrees 31 minutes west 1561.26 feet to the southeasterly margin of Tidwell Hollow Road, thence with the same south 49 degrees, 29 minutes west 200.8 feet to the beginning.

BEING the same property conveyed to Claude G. Black and wife, Edna O. Black by deed from Lola W. Dotson, a widow, of record in Book 5209, page 364, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4239, page 329, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Claude G. Black by Edna O. Black as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 5318 Tidwell Hollow Road, Nashville, TN. 37218.

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 27th day of February, 19 87.

Edna O. Black
Edna O. Black

Claude G. Black
Claude G. Black
BY: Edna O. Black, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of February, 19 87, before me personally appeared Edna O. Black, 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: 10-26-88

Notary Public

3945

STATE OF TENNESSEE
COUNTY OF _____

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 $ 85,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of February, 1987.

My Commission Expires: 10-24-88

_____
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 Edna O. Black, 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 Claude G. Black as his Attorney in Fact as the free act and deed of the within named Claude G. Black.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of February, 1987.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
Claude G. Black and wife, Edna O. Black

to:
Walter Robert Campbell

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

TN-26332

BOOK 7154 PAGE 420

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.

Edna O. Black
Affiant

Sworn to and subscribed before me this 27th day of February, 19 87.

Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

9 9 5 2 7

MAR 3 12 92 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7154 PAGE 421

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

05[illegible].00- CAMT.
238.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 247.50-
0945A03/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99527.

IDENTIFICATION

MAR 3 12 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.52180