FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

James Edward Camfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 87

Notary Public

MY COMMISSION EXPIRES: 9/12/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Edward Camfield (NAME)	Mortgage First (NAME)	MAP 42-7
813 Nesbitt Lane (STREET ADDRESS OR ROUTE NUMBER)	53 Perimeter Center East (STREET ADDRESS)	PARCEL 36
Nashville, TN 37115 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	11D33130

FOR AND 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, Edward James Shear and wife, Loretta M. Shear

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Camfield and wife, Virginia F. Camfield

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:

BEING Lot No. 80 on the Plan of Bonnie Brae, Section II, of record in Book 2330, page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward James Shear and wife, Loretta M. Shear, by deed from James R. Curry, Jr. and wife, Katherine S. Curry, of record in Book 5253, page 937, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2695, Page 103; Book 2695, page 623; and Book 2592, page 481, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Edward James Shear and wife, Loretta M. Shear, to James B. Curry, Trustee, for Diversified Mortgage Company, dated November 23, 1977, and filed for record in Book 5253, Page 939, Register's Office for said County, with an unpaid principal amount of approximately $38,000.38, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

4054 IDENTIFICATION REFERENCE

This is unimproved ( ) improved (XX) property, known as 813 Nesbitt Lane, Nashville, TN 37115
(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 heir 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 our hand s this 25th day of June, 19 87

Loretta M. Shear

Edward James Shear

BOOK 7280 PAGE 373

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 Edward James Shear and wife, Loretta M. Shear

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 19 84.

Commission expires 4/9/84

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (or proved to me on the basis of satisfactory evidence) upon his oath / (their several oaths) acknowledged himself / (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Edward James Shear
Loretta M. Shear

TO

James Edward Camfield
~~Virginia F. Camfield~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7280 PAGE 374

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

83000.00- CAMT.
232.40 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 238.90-
4009A06/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40541

IDENTIFI REFERENCE

JUN 26 4 38 PM '87

DAVIDSON COUNTY, TN

No. 98209