BOOK 7309 PAGE 707

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Kerry G. Campbell 2311 Eugenia Avenue Nashville, TN 37211	Same	Map 118-8 Parcel 5

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Jane B. Ritchie, unmarried

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Kerry G. Campbell

hereinafter called the Grantee(s), their 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. 51 on the Map of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between lines, 99.8 feet on the north line and 124.2 feet on the south line, to an alley on which it measures 56.5 feet.

Being the same property conveyed to Elmer Ritchie and wife, Jane B. Ritchie by deed from Edgar Turrentine and wife, Willomina Turrentine of record in Book 2883, page 198, Register's Office for Davidson County, Tennessee.

Taxes for the year 1987 are prorated and assumed by the Grantee herein.

This is (x) unimproved ( ) improved property at 2311 Eugenia Avenue, 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 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 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 28TH day of July, 1987.

Jane B Ritchie
JANE B. RITCHIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane B. Ritchie

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of July, 1987.

My Commission Expires:

1-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 28TH day of July 1987.

My Commission Expires:

1-31-89

NOTARY PUBLIC

5043.5

IDENTIFI REFERENCE

RUSH

Jul 29 12 20 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 _____

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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

300000.00- CASH
84.00 STAX
.50 PRFEE
6.00 MISC
CHECK 90.50-
5342A07/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50435

IDENTIFICATION REFERENCE

Jul 29 12 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109393