file box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Flynne Edward Warden
5318 Tidwell Hollow Road
Nashville, TN 38218

MORTGAGEE:
Unifirst Bank for Savings, F.A.
P.O. Box 1818
Jackson, MS 39205

MAP-PARCEL NUMBERS:
78-48
13D-51220

BOOK 7741 PAGE 850

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, Walter Robert Campbell, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Flynn Edward Warden and wife, Rhonda Jean Warden 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 Co., 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, 49 degrees, 29 minutes west 200.8 feet to the beginning.

BEING the same property conveyed to Walter Robert Campbell, unmarried, by deed from Claude G. Black and wife, Edna O. Black of record in Book 7154, page 418, Register's Office for Davidson County, Tennessee.

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 Bailey Mortgage Company, of record in Book 7154, page 422, 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 is (~~not~~) improved property, known as 5318 Tidwell Hollow Road, Nashville, TN 38218.

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 30th day of December, 19 88

Walter Robert Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of December, 19 88, before me personally appeared Walter Robert Campbell, unmarried, 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 he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7741 PAGE 851

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 $ 114,000.00 .

Flynn Edward Warden
Affiant

Subscribed and sworn to before me, this the 30th day of December, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

WARRANTY DEED

from:
Walter Robert Campbell, unmarried

to:
Flynne Edward Warden and wife,
Rhonda Jean Warden

3096 12/30 0101 03CHECK 382.70

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

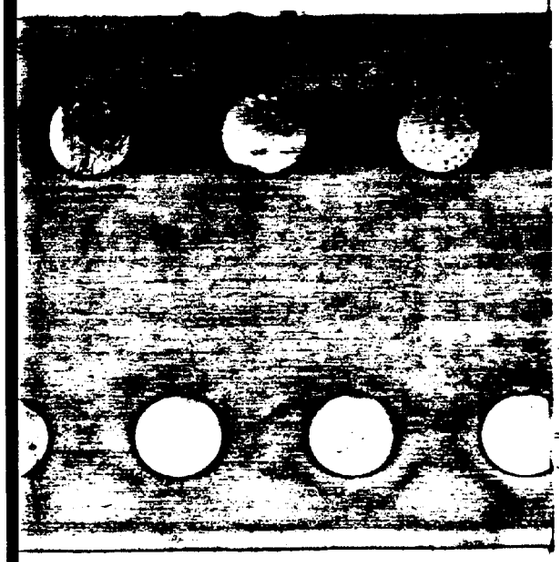
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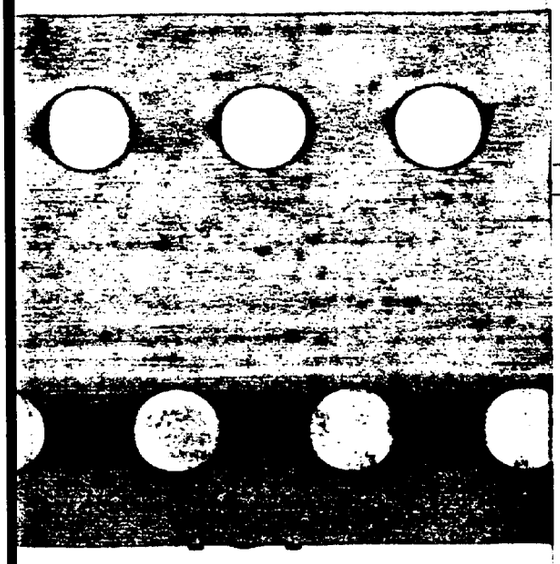
IDENTIFICATION REFERENCE

98279

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Dec 30 4 18 PM '88





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

RECEIVED OF _____

FOR _____

BOOK 7741 PAGE 852

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

CAMT 114000.00
CON TX 376.20
PRFEE 0.50
WDEED 6.00
TOTAL 382.70
CHECK 382.70

12/30/88 01 16:20 0001 3096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98279

IDENTIFICATION REFERENCE

Dec 30 4 18 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169211