BOOK 7851 PAGE 414

WARRANTY DEED

Mail

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James Campbell	2301 Cruzen Street	118-4/238
	Nashville, TN 37211	118-4/239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,500.00.

Affiant

Subscribed and sworn to before me this 25th day of May 1989.

Notary Public

My Commission Expires:
5/22/93

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, BARBARA LEE EATHERLY, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES CAMPBELL, hereinafter referred to as Grantee, his heirs, successors 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 Lots Nos. 142 and 143 on the Plan of Grandview Heights Subdivision, as of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 142 and 143 front 100 feet on the east margin of Winford Avenue and extend back 150 feet on the north line and 150 feet on the south line to the east line of an alley, measuring 100 feet thereon.

Being the same property conveyed to Barbara Lee Eatherly by Trustee's Deed of record in Book 7422, Page 717, Register's Office for Davidson County, Tennessee.

36644

MAY 30 10 16 AM '89

0616 05/30 0101 03CHECK 249.05

This is improved property, known as 2304 and 2306 Winford Avenue, Nashville, Tennessee

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, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantee herein assumes and agrees to pay.

AND I, the said Grantor do further covenant and bind myself, and my heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of May, 1989.

Barbara Lee Eatherly

Barbara Lee Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of May, 1989, before me personally appeared BARBARA LEE EATHERLY, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville Tennessee, this 25th day of May, 1989.

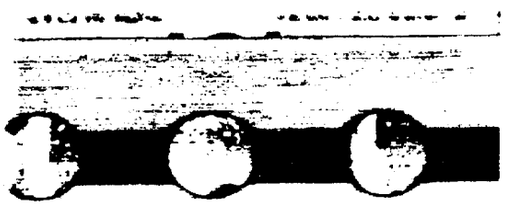
Helen Taylor

Notary Public

My Commission Expires:
5/22/93

HELEN TAYLOR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AG/tas/E0559.137



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 416

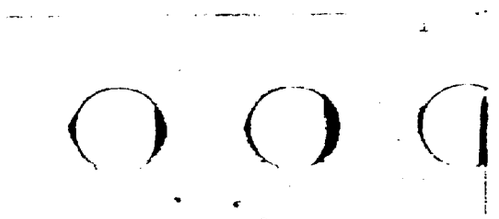


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

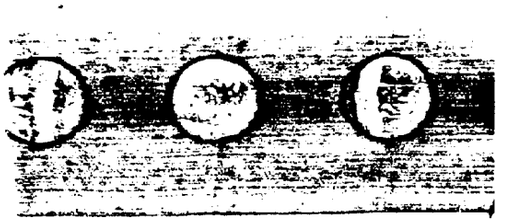
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 73500.00
				CON TX 242.55
				PRFEE 0.50
				MIEED 6.00
				TOTAL 249.05
				CHECK 249.05
05/30/89	01			10:17 0001 0616



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36644

MAY 30 10 16 AM '89

No. 213[illegible]