Mail

This instrument prepared by: Sam M. Balthrop
BALTHROP AND PERRY
An Association of Attorneys
Daisy Mae King, unmarried 102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

TO: MAP:

Peggy Campbell PARCEL: 81-11-28
125 Laurel Lane
Hendersville, Tennessee 37075
SEND TAX BILLS TO SAME

5025 07/18 0101 03CHECK 139.00

WARRANTY DEED

For and in consideration of the sum of FORTY THOUSAND AND NO/100 ($40,000.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Daisy Mae King, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Peggy Campbell, Grantee herein, her heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 313 and part of Lot No. 314 on the Plan of J. M., T. J., and G. W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County, described as follows: BEGINNING on the southerly margin of Buchanan Street, formerly Hydes Ferry Turnpike at the corner of Lots Nos. 312 and 313 on said plan; thence with the line between said Lots Nos. 312 and 313 southwardly 150 feet to an alley; thence eastwardly 112 feet to a point on the westerly margin of 22nd Avenue North, formerly Alamo Street, being the southeast corner of said Lot No. 314; thence with the westerly margin of said 22nd Avenue North northwardly 97 feet; thence eastwardly 34 feet; thence northwardly 53 feet to the southerly margin of Buchanan Street; thence with same eastwardly 78 feet to the beginning.

BEING the same land conveyed to Charles H. King and wife, Daisy Mae King by deed of record in Book 5908, at page 451 in the Register's Office of Davidson County, Tennessee. The said Charles H. King died on December 21st, 1987, and Daisy Mae King acquired title to the hereinabove described land as surviving tenant by the entirety.

THIS CONVEYANCE is subject to the lien of 1989 Davidson County land taxes which have been prorated and payment of which is assumed by grantee herein, and to a lease agreement in which grantor and her deceased husband were Lessors and William Johnson d/b/a Johnson Truck and Tire Service was Lessee with an effective date of February 1st, 1987, and with a term ending January 31st, 1992. Grantor assigns all her rights under said lease including her right to payment of accrued but unpaid rent to Grantee herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto

the said Grantee, her heirs and assigns forever. I am covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantors make oath that the actual consideration for this conveyance or fair value of the property, whichever is greater, is $40,000.00.

IN WITNESS WHEREOF We have hereunto set our hands this the 14th day of July, 1989.

Daisy Mae King
DAISY MAE KING

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Daisy Mae King, the within named bargainor, 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 for the purposes therein contained. WITNESS MY HAND, at office, this the 14th day of July, 1989.

4969 IDENTIFICATION REFERENCE JUL 18 8 38 AM DAVIDSON COUNTY, TN

Sam M. Caldwell
NOTARY PUBLIC
My Commission Expires: 1-22-91

STATE OF TENNESSEE

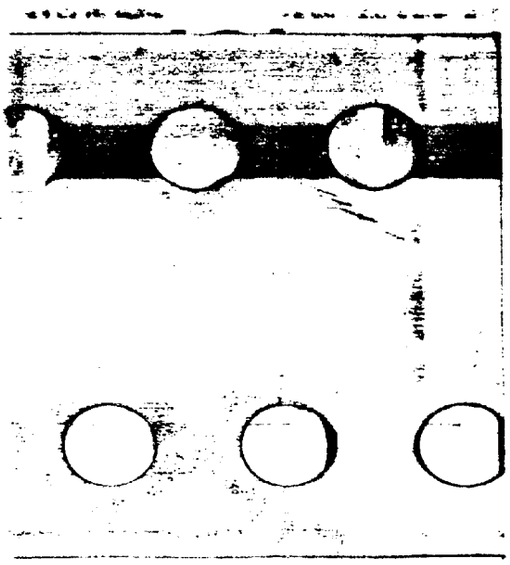
COUNTY OF CHEATHAM

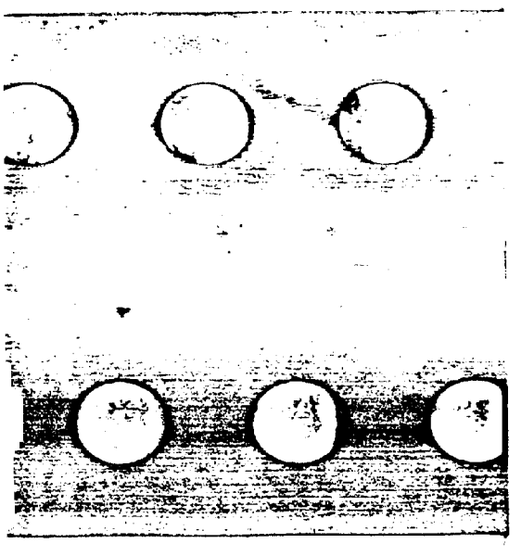
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Peggy Campbell

Sworn to and subscribed before me, this the 14th day of July, 1989.

Sam M. Caldwell
NOTARY PUBLIC
My Commission Expires: 1-22-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7891 PAGE 44

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				MTGEED 6.00
				TOTAL 139.00
				CHECK 139.00
			07/13/89 01	08:36 0001 6025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49897

IDENTIFICATION REFERENCE

JUL 18 8 39 AM '89

DAVIDSON COUNTY, TN

No. 229692