58029

File 14

KAGWP129 08/14/89 ccr

IDENTIF. REFERENCE

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CGG)
2700 First American Center
Nashville, Tennessee 37238

AUG 15 3 13 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

GENERAL WARRANTY DEED

BOOK 7915 PAGE 514

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
JOHN RICHARD LODGE, JR. and wife, VIRGINIA T. LODGE 1100 TYNE BLVD NASHVILLE, TN 37220	Same	MAP 145-04 PARCEL 3

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ALFRED Q. CAMPBELL, JR. and wife DOROTHY S. CAMPBELL ("Grantors") have bargained and sold, and by these presents do transfer and convey unto JOHN RICHARD LODGE, JR. and wife, VIRGINIA T. LODGE ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 9 of block "A" on the map of Lealand Manor, as of record in Book 974, page 74, Register's Office for said County.

Beginning at a point on the westerly margin of Sewanee Road, the southeast corner of lot No. 8 of said block; and running thence south 6°28' west, with the westerly margin of said Sewanee Road, 348.1 feet; thence around a curve 29.3 feet to a point on the northerly margin of Tyne Boulevard; thence north 87°39' west, with the northerly margin of said Boulevard 278.5 feet to the southeast corner of lot No. 10 of said block; thence north 6°58' east with the line between said lots Nos. 9 and 10, 381.3 feet to the common corner of lots Nos. 7, 8, 9 and 10 of said block; and thence south 85°25' east, with the line between said lots Nos. 8 and 9, 291.4 feet to the beginning, containing 2.51 acres, more or less.

Being the same property conveyed to Grantors by deed dated August 16, 1954 from S.N. Allen and wife, Inez Petre Allen of record in Book 2294, page 176, said Register's Office.

This is improved property known as:
1100 Tyne Boulevard, Nashville, Tennessee 37220.

Said property is conveyed subject to the following matters:

1. 1989 taxes which have been prorated and assumed by the grantee.

2. Easement for sanitary sewers and/or storm drainage of record in Book 5078, page 461, said Register's Office.

3. All matters as reflected on the plan of record in Book 974, page 74, said Register's Office.

4. All applicable building and zoning regulations.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of August, 1989.

Alfred Q. Campbell, Jr.

Dorothy S. Campbell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Alfred Q. Campbell, Jr. and wife, Dorothy S. Campbell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 1989.

Connie M. Cartwright
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires:

9/26/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $275,000.00.

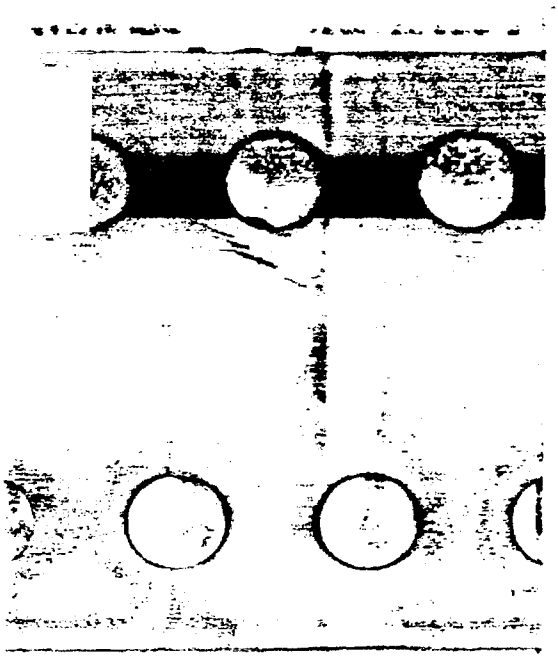
Virginia D. Lodge
Affiant

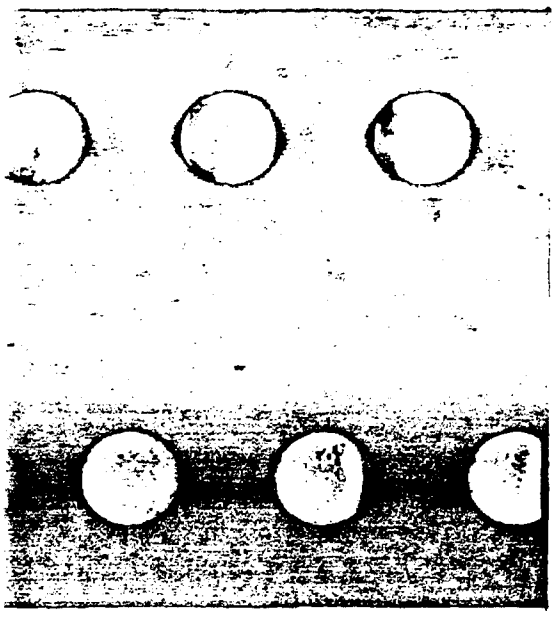
Sworn to and subscribed before me this 15th day of August, 1989.

Connie M. Cathwright
Notary Public

My Commission Expires:
9/26/92

5978 08/15 0101 03CHECK 917.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 517

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 275000.00
CON TX 907.50
PRFEE 1.00
WDEED 9.00
TOTAL 917.50
CHECK 917.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/15/89 15 0001 5978

58029

IDENTIF. REFERENCE

AUG 15 3 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239250