File Box #24

BOOK 8620 PAGE 76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Robert G Middleton
Affiant

Subscribed and sworn to before me, this 1st day of May, 1992.

Notary Public

My Commission expires: 5-22-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert G. Middleton 4306 Lone Oak Road Nashville, Tennessee 37215	Sears Mortgage Corp. 2500 Lake Look Road Riverwoods, IL 60015	Map 131-3 Parcel 214 & 213 Tax Key No. 16da38348 & 16da-38351

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Warren Barton Campbell and wife, Audrey J. Campbell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert G. Middleton and wife, Lisa A. Middleton, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A that is attached hereto and made a part of this deed.

This conveyance is made subject to:

1. 1992 taxes, which have been prorated and assumed by Grantees.

2. An easement for the right of way of that portion of Lone Oak Road embraced within the bounds of the land described above.

3. A sewerage easement of record in Book 4121, page 329, said Register's Office.

4. A minimum building set back line of 125 feet applicable to that portion of the land described above designated as "Lot No. 1."

5. A 10-foot public utility easement along the northerly and easterly lines of that portion of the land described above designated as "Lot No. 1."

This is improved property, known as 4306 Lone Oak Road, Nashville, Tennessee 37215.

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 representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 our hands this 1st day of May, 1992.

Warren Barton Campbell
WARREN BARTON CAMPBELL

Audrey J. Campbell
AUDREY J. CAMPBELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warren Barton Campbell and wife, Audrey J. Campbell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 1992.

Notary Public

My Commission Expires: 5-22-93

EXHIBIT "A"

BEING parts of Lots Nos. 61 and 62 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 & 119, Register's Office, Davidson County, Tennessee; and being a tract of land including "Ira Adams Property" and Lot No. 1 on the Plan of Lone Oak Court, of record in Book 3300, Page 67, Register's Office, Davidson County, Tennessee; also being all the property as described in Book 4614, Page 927, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Ave. S., Nashville, TN 37203, License No. 100, dated April 24, 1992, as follows:

BEGINNING at a point in the centerline of Lone Oak Road, said point being the southwest corner of Lot No. 1 on the Plan of Lone Oak Court; thence in a northerly direction along said centerline 80.86 feet to the northwest corner of Lot No. 1; thence continuing northerly 212.56 feet to a point; thence S 80 deg. 05 min. E, 394 feet to a point; thence S 21 deg. 47 min. W, 216.44 feet to the northeast corner of Lot No. 1; thence S 21 deg. 47 min. W, 62.35 feet to a point; thence S 57 deg. 50 min. W, 54.35 feet to a point; thence N 76 deg. 21 min. W, 277.6 feet to the point of beginning.

Being the same property conveyed to Warren Barton Campbell and wife, Audrey J. Campbell, by deed from Elizabeth Carrol Sneed of record in Book 4614, Page 927, Register's Office for Davidson County, Tennessee.

08064

IDENTIFICATION REFERENCE

MAY 6 1 40 PM '92

JOE X. WILSON II REGISTER
DAVIDSON COUNTY, TN

4244 05/06 0101 03CHECK 1323.50



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

RECEIVED OF _____

FOR _____ BOOK 8620 PAGE 79

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 355000.00
				CON TX 1313.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1323.50
				CHECK 1323.50
05/06/92	01			13:40 0001 4244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0806 4

INDEXED REFERENCE

MAY 6 1 41 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 528502