mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 FEB -3 AM 10:11
DAVIDSON COUNTY, TN.

14511
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:

JAMES M. HINSHAW
1134 CAMPBELL ROAD
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER:

MAP 33, PARCEL 27

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SEND TAX BILLS TO:

INLAND MORTGAGE CORPORATION
P.O. BOX 80804
INDIANAPOLIS, INDIANA 46280-0804

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00.

James M. Hinshaw
AFFIANT

Subscribed and sworn to me, this the 31ST day of JANUARY, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, DEBORAH D. CAMPBELL, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES M. HINSHAW, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1134 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 31ST day of JANUARY, 1994.

Deborah D. Campbell

DEBORAH D. CAMPBELL

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH D. CAMPBELL, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31ST day of JANUARY, 1994.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by R.L. Montoya, dated August 15, 1989, as follows:

Beginning at an existing concrete monument located in the northerly right-of-way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet west of Dickerson Pike (also known as U.S. 31W, U.S. 41) marking the southwest corner of Lot 63 on the Plan of Echo Hill Estates-Section One of record in Plat ook 6900, page 634, Register's Office for said County, and the southeast corner of this Tract; thence, with the northerly margin of Campbell Road North 86 deg. 59 min. 52 sec. West, 17.60 feet to an existing iron pin; thence North 86 deg. 39 min. 34 sec. West 63.84 feet to an existing iron pin; thence North 86 deg. 21 min. 18 sec. West, 8.00 feet to an existing concrete monument; the southeast corner of Lot 64 of said Plan, and the southwest corner of this Tract; thence leaving said northerly margin along the east line of Lot 64, North 3 deg. 40 min. 44 sec. East, 149.60 feet to an existing concrete monument in the south line of that property, owned by Echo Hill Joint Venture of record in Deed Book 7489, page 982, for said County, the northeast corner of Lot 64 and the northwest corner of this Tract; thence with said south line, South 86 deg. 47 min. 13 sec. East 14.62 feet to a point; thence South 85 deg. 25 min. 23 sec. East 50.07 feet to a point; the southeast corner to said Echo Hill Joint Venture property and the southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, page 978 for said County; thence with the south line of said second tract, south 88 deg. 39 min. 16 sec. East 22.80 feet to an existing concrete monument; the northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the northeast corner of this tract; thence with the west line of Lot 63, South 2 deg. 55 min. 15 sec. West 149.29 feet to the point of beginning, containing 13,196 square feet, more or less.

Being the same property conveyed to Deborah D. Campbell, unmarried, by Warranty Deed from Karen Renee Brown and husband, Jerry Brown, of record in Book 7919, page 883, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Easement for water line of record in Book 5896, page 658, and Book 5896, page 661, said Register's Office.

4. Easement for sanitary disposal field, of record in Book 5896, page 664, said Register's Office, not excluding an agreement with Echo Hill to connect without charge sewer and water lines to the Brown property as set out in Book 7919, page 877, said Register's Office.

2046 02/03 0101 03CHECK 179.13



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

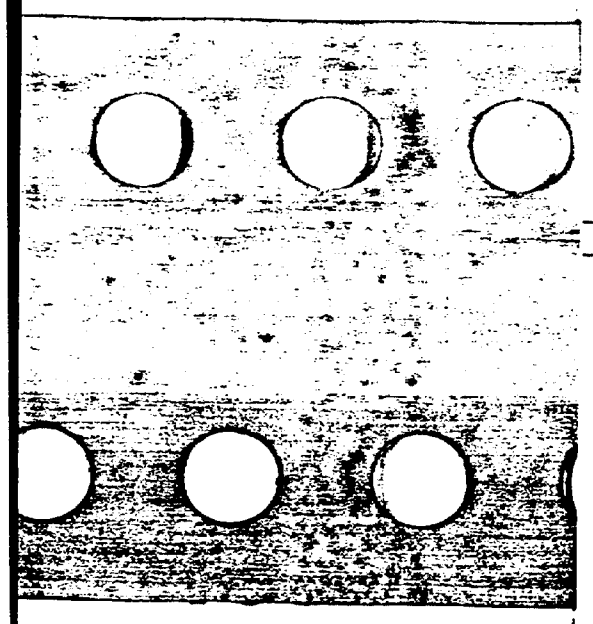
RECEIVED OF _____

FOR _____

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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	44900.00
CON TX	166.13
PRFEE	1.00
WDEED	12.00
TOTAL	179.13
CHECK	179.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

02/03/94 01 10:10 0001 2046

14511
IDENTIF. ↑ REFERENCE

94 FEB -3 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 753029