20838 File Box 36

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

'96 DEC 23 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9557 PG 108

Name and Address of New Owner:
D. Donald DeBerry &
Linda M. DeBerry
617 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:
Union Planters Bank of Middle Tennessee, N.A.
P. O. Box 3137
Memphis, TN 38173-0137

Street Address of Subject Property:	**Map-Parcel No:**
617 Harpeth Trace Drive **Nashville, TN 37221**	**143-02-0A-071.00CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donald F. Campbell and wife, Mary Lynne Campbell,** hereinafter called **"GRANTORS"** has bargained and sold, and by these presents does transfer and convey unto D. Donald DeBerry and wife, Linda M. DeBerry hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 on the plan of Phase Three, Harpeth Trace Estates of record in Book 5200, Pages 751-753, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 34.01 feet on the cul de sac of Harpeth Trace Drive and extends back 157.17 feet on the northwesterly line and 178.58 feet on the southeasterly line to a dead line in the rear, measuring 122.63 feet thereon.

Being the same property conveyed to Donald F. Campbell, unmarried, by Warranty Deed from Y & F Enterprises, a partnership comprised of Firooz Yazdian and Harry Friedman of record in Book 7993,

Page 128, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

Declaration of Covenants and Restrictions of record in Book 5120, Page 208, Book 5380, Page 357, as Supplemented in Book 6274, Page 148, Charter of Harpeth Trace Services Association of record in Book 5120, Page 199; all matters as shown on the plan of record referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

Mary Lynne Campbell joins in this conveyance for the purpose of conveying any and all right, title and interest in and to the above described property by virtue of marriage to the grantor.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand this 22nd day of December, 1994.

Donald F. Campbell

Donald F. Campbell

Mary Lynne Campbell

Mary Lynne Campbell

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Donald F. Campbell and

wife, Mary Lynne Campbell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1994.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 310,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1994.

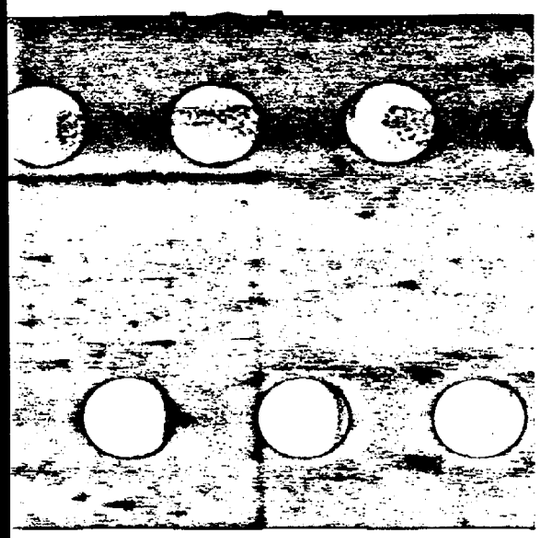
NOTARY PUBLIC

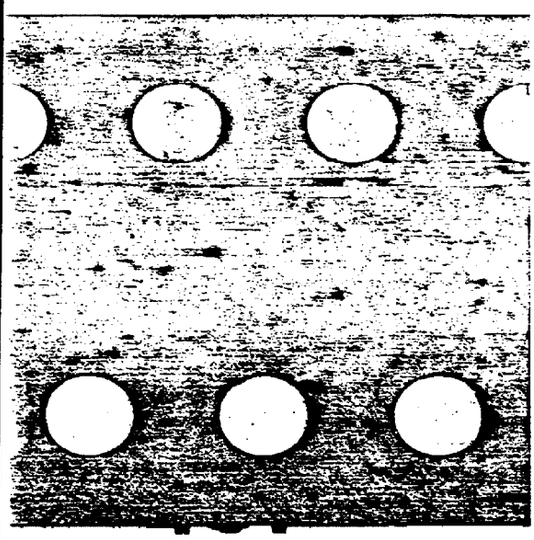
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

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7053 12/28 0101 03CHECK 1160.00





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

RECEIVED OF _____

FOR _____

BOOK 9557 PG 111

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
310000.00
CON TX 1147.70
ERR CO
CON TX 1147.70-
CON TX 1147.00
PRFEE 1.00
WDEED 12.00
TOTAL 1160.00
CHECK 1160.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/74 01 14:47 9001 7053

20838
IDENTIF. & REFERENCE

94 DEC 28 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

No. 866850