BOOK 9582 PG 153

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 68,900.00

Nancy G. Campbell
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 27th day of January 1995

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
NANCY G. CAMPBELL 1205 Ardee Avenue Nashville, Tennessee 37216	COLUMBIA NATIONAL, INC. 155 Franklin Road Suite 202 Brentwood, Tennessee 37027	MAP 61-15 PARCEL 79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100---------- ($ 68,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , SAMUEL GEE AND JOHN MCMILLAN, BOTH MARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NANCY G. CAMPBELL, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28, Block C on the Plan of Re-subdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade Unit No. 2 of record in Book 947, pages 56 and 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28, Block C, fronts 50.0 feet on the northerly margin of Ardee Avenue and extends back 256.6 feet on the easterly line and 254.0 feet on the westerly line to a dead line in the rear, measuring 50.0 feet thereon.

BEING the same property conveyed to Samuel Gee and John McMillan by deed from Margaret E. McKay of record in Book 6368, page 256, Register's Office for Davidson County, Tennessee.

JANA G. GEE , spouse of Samuel Gee, and DEANNA J. McMILLAN , spouse of John McMillan, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This is improved property known as 1205 Ardee Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Resub Sunnymeade Unit No. 1 S/D Sunnymeade Unit No 2 of record in Book 947 , pages 56 & 57, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of January, 19 95.

SAMUEL GEE

JOHN McMILLAN

JANA G. GEE

DEANNE J. MCMILLAN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL GEE, JOHN MCMILLAN, JANA G. GEE and DEANNE J. MCMILLAN, the bargainor s, 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 and official seal this 27th day of January, 19 95.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

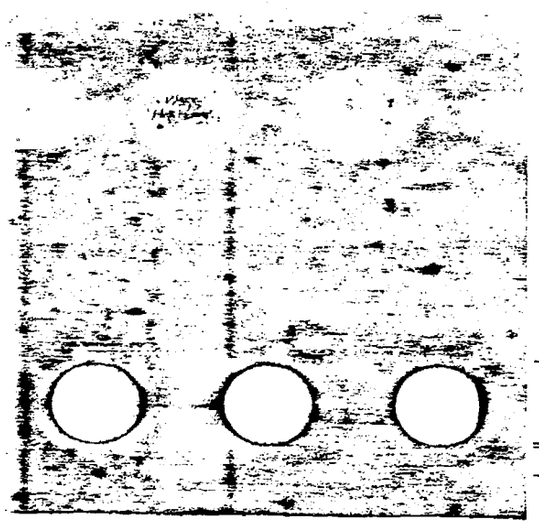
My Commission Expires: _____

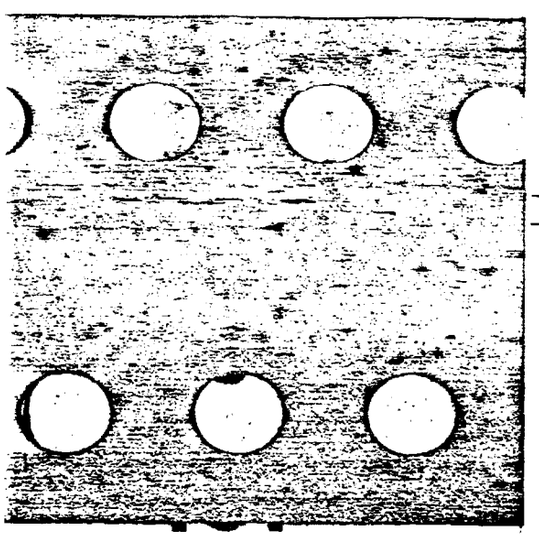
Notary Public

29435
IDENTIF. ↑ REFERENCE

95 JAN 31 AM 8:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5611 01/31 0101 03CHECK 263.93





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 68900.00
CON TX 254.93
PRFEE 1.00
WDEED 8.00
TOTAL 263.93
CHECK 263.93

01/31/95 01 08:37 0001 6611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29435
IDENTIF. # REFERENCE

95 JAN 31 AM 8:3[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 876380