Book 12 cm

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $ 336,000.00. Keith E Blaydes **AFFIANT** Subscribed and sworn to before me, this 13th day of February, 1995. Carol R. Rivers Notary Public My Commission Expires: 4/27/97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Keith E. Blaydes 2205 Woodmont Blvd. Nashville, TN 37215	SAME	116-13-130 & 116-13-158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. BARTON CAMPBELL AND WIFE, AUDREY J. CAMPBELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KEITH E. BLAYDES**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Resubdivision of Lot Nos. 38, 39, 40, 41, 42, & 43, The Courts of Bellemeade, of record in Book 5800, page 367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Barton Campbell by deed from Leake Avenue Properties, a partnership comprised of Thomas B. Zerfoss, III, and Richardson M. Roberts, E. Craig Parrish, Jr., and John O'Neal Clayton, Jr. of record in Book 6289, page 136 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants of record in Book 2753, page 398, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5800, page 367 Register's Office for said County.

This is improved property known as 203 -205 Leake Avenue, Nashville, TN 37205

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, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 10th day of February, 1995.

W. Barton Campbell

W. Barton Campbell

Audrey J. Campbell

Audrey J. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1457 02/13 0101 03CHECK 1252.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. BARTON CAMPBELL AND WIFE, AUDREY J. CAMPBELL,**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10TH day of February, 1995.

Rhonda Hester

Notary Public

My Commission Expires: My Commission Expires Sept. 21, 1996

RHONDA HESTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

33900
IDENTIF. & REFERENCE

95 FEB 13 PM 4:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

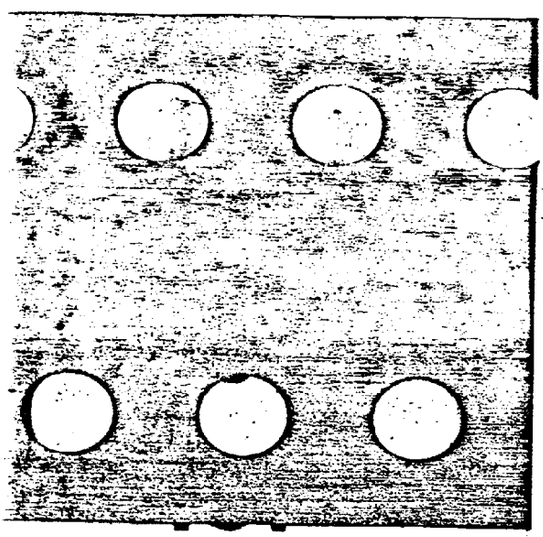
RECEIVED OF _____

FOR _____

BOOK 9594 PG 468

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 336000.00
CON TX 1243.20
PRFEE 1.00
MDEED 8.00
TOTAL 1252.20
CHECK 1252.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33900
IDENTIF. & REFERENCE

95 FEB 13 PM 4:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02/13/95 01 04:21 0001 1457

No. 881171