BOOK 9776 PG 677

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,941.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Garrott (NAME)	Lomas Mortgage USA (NAME)	MAP 108-08
3142 East Lake Drive (ADDRESS)	8600 Harry Hines Boulevard (ADDRESS)	PARCEL 157
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75235 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harry R. Campbell and wife, Penny S. Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert N. Garrott and wife, Beth R. Garrott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 24B, Zone Lot Division, Lots Nos. 22-28 and 68-73, Esat Lake Subdivision, of record in Plat Book 5800, Page 151, amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Harry R. Campbell and wife, Penny S. Campbell by deed from William B. Brooks and wife, Teresa Brooks, of record in Book 7103, Page 27, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5761, Page 355, and Book 6005, Page 147, Register's Office for said County.

The conveyance is subject to a Deed of Trust executed by Harry R. Campbell, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated January 6, 1987, and filed for record in Book 7103, Page 30, , Register's Office for said County, with an unpaid principal amount of approximately $59,166.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved (X) unimproved ( ) property, known as 3142 East Lake Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 s this 25th day of August 19 95

Harry R. Campbell

Penny S. Campbell

BOOK 9776 PG 678

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 Harry R. Campbell and wife, Penny S. Campbell

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 at Nashville, Tennessee, this 25th day of August, 19 95.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

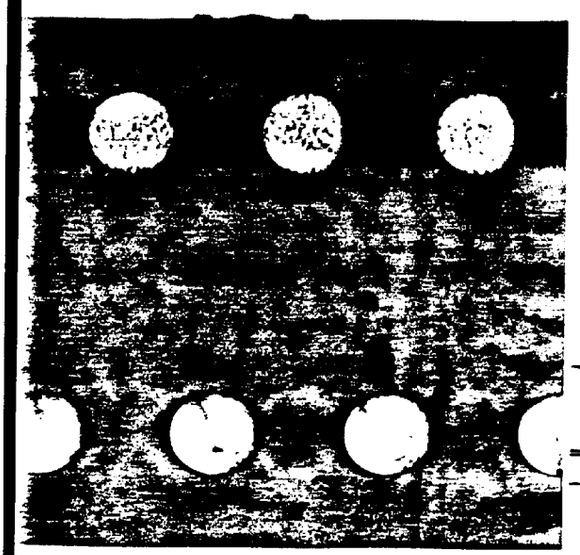
Notary Public

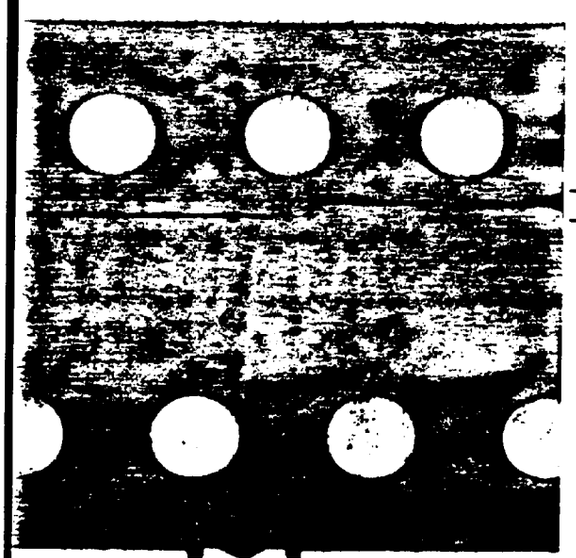
ZANA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 AUG 29 PM 1:07

7717 08/29 0101 03CHECK 215.83

00094310





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

RECEIVED OF _____

FOR _____

BOOK 9776PG679

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 55941.79
CON TX 206.83
PRFEE 1.00
MDEED 8.00
TOTAL 215.83
CHECK 215.83

08/29/95 01 13:08 0001 7717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094310
IDENTIF. # REFERENCE

95 AUG 29 PM 1:07

REGISTER
DAVIDSON COUNTY, TN.

No. 946645