THIS INSTRUMENT PREPARED BY:
John J. Archer, Atty., 300 Jas. Robertson Pky., Nashville, TN 37201 - mail

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The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $110,000.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Grantee or Grantee's Agent

Sworn to and subscribed before me this 20 day of SEPT, 1996.

My commission expires: 11-22-97

Notary Public

ADDRESS NEW OWNER
Ian S. Campbell, et ux
725 Elysian Fields Rd.
Nashville, TN 37204-4416

SEND TAX BILLS TO
Same

MAP/PARCEL ID
Map 13-15
Par. 22

96 SEP 20 PM 2:35
DAVIDSON COUNTY, TN

IDENTIF. # REFERENCE 0227609

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, THOMAS F. DUNHAM, III, and CHARLOTTE F. GREER (formerly Dunham), unmarried, have bargained and sold and by these presents do transfer and convey to the Grantees, IAN S. CAMPBELL and wife, TRACEY J. CAMPBELL, their heirs and assigns, the following described tract or parcel of land:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 26 on the Plan of Elysian Fields, Section 2, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, August 16, 1948, as follows:

Beginning at a point on the southerly margin of Elysian Fields Road at the northwest corner of Lot No. 27 on said plan; thence with the line between said Lots Nos. 26 and 27, southwardly 300 feet to a point; thence westwardly 169.6 feet to the southeast corner of Lot No. 25 on said plan; thence with the line between said Lots Nos. 25 and 26, northwardly 300 feet to a point on the southerly margin of said Road; thence with the southerly margin of said Road, eastwardly 120.8 feet to the beginning.

Being the same property conveyed to Thomas F. Dunham, III, by deed from William R. Willis, Jr., Trustee, and Terry Earl McNabb, Successor Trustee, of record in Book 5688, page 606, Register's Office for said County, and the same property previously conveyed to William R. Willis and Earl A. McNabb, Trustees, by deed from Thomas F. Dunham, Jr. and wife, Charlotte Faith Dunham, of record in Book 5675, page 510, said Register's Office.

PROPERTY ADDRESS: The property is improved property known as 725 Elysian Fields Road, Nashville, TN 37204-4416.

Said property is conveyed subject to restrictions, easements and setback lines of record, and to the lien of 1996 ad valorem taxes which have been prorated and assumed by the Grantees.

DEBRA J. DUNHAM, the wife of Thomas F. Dunham, III, joins herein and conveys to the Grantees all right, title and interest she may have in said property by reason of the marital relationship or otherwise.

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 the Grantors do covenant with the Grantees that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

9605/JJA
091896

Witness our hands at Nashville, Tennessee, this 19th day of September, 1996.

Charlotte F. Greer
CHARLOTTE F. GREER

Debra J. Dunham
DEBRA J. DUNHAM

Thomas F. Dunham III
THOMAS F. DUNHAM, III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

1005 09/20 0101 03CHECK 416.00

On this 19th day of September, 1996, before me personally appeared CHARLOTTE F. GREER (formerly Dunham), unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 3/27/99

Robin L. Weakley
Notary Public

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 19th day of September, 1996, before me personally appeared DEBRA J. DUNHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 3/27/99

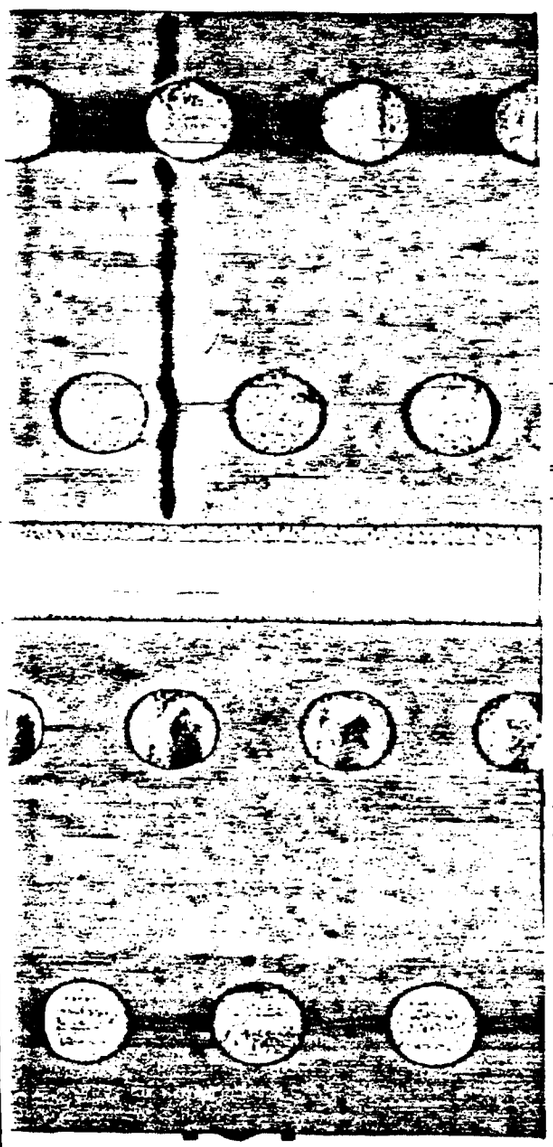
Robin L. Weakley
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of SEPT, 1996, before me personally appeared THOMAS F. DUNHAM, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 11-22-97

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 48

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 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 416.00
				CHECK 416.00
			09/20/96 01	14:43 0001 1005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227609
IDENTIF. # REFERENCE

96 SEP 20 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033423