WARRANTY DEED

BOOK 10893 PG 659

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD G. CAMPBELL	MORTGAGE PORTFOLIO SERVICES,	92-13-392.01
(NAME)	(NAME)	**92-13-390**
3309 NEVADA AVENUE	4144 N. CENTRAL EXPRESSWAY, #900	92-13-391
(ADDRESS)	(ADDRESS)	**92-13-392**
NASHVILLE, TN 37209	DALLAS, TX 75204	92-13-393
(CITY) (STATE) (ZIP)	(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, ANNETTE W. FOX AND LISA W. ASHBURN, HEIRS AT LAW **OF ARNOLD WEBB, BEING ONE AND THE SAME AS ARNEL LEON WEBB**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD G. CAMPBELL AND DOROTHY F. CAMPBELL, HUSBAND AND WIFE

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:

LAND in DAVIDSON County, Tennessee, being Lot Nos. 125, 126, 127, 128, and Lot No. 129, on the Map of HORTENSE PLACE, of record in Book 161, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY DEVISED TO ARNOLD WEBB BY LAST WILL AND TESTAMANT OF MARVIN L. WEBB OF RECORD IN WILL BOOK 167, PAGE 387, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ARNOLD WEBB, BEING ONE AND THE SAME AS ARNEL LEON WEBB, DIED INTESTATE, SURVIVED BY HIS HEIRS AT LAW BEING ANNETTE W. FOX AND LISA W. ASHBURN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of ANNETTE W. FOX, by LISA W. ASHBURN, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated March 30, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3309 NEVADA AVENUE, NASHVILLE, TN 37209
(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 13th day of April, 19 98

ANNETTE W. FOX
By: Annette W. Fox by Lisa W. Ashburn
LISA W. ASHBURN, ATTORNEY-IN-FACT

Lisa W. Ashburn
LISA W. ASHBURN

98 04/21 01:01 03CHECK 379.00

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 LISA W. ASHBURN

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 13th day of April 19 98.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

400 Seventh Avenue South
Nashville, TN 37203

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 LISA W. ASHBURN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of ANNETTE W. FOX, as her Attorney-in-Fact, as the free act and deed of the within named ANNETTE W. FOX.

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of APRIL, 1998.

NOTARY PUBLIC / I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

04277753
IDENTIF. ↑ REFERENCE
98 APR 21 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10893 PG 661

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	100000.00
CON TX	370.00
PRFEE	1.00
MTEED	8.00
TOTAL	379.00
CHECK	379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427753
IDENTIF. # REFERENCE

98 APR 21 PM 2:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282593