0462943

IDENTIF. & REFERENCE

274

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

98 JUL 16 AM 8:19

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Thomas E. Campbell, et ux
1709 South Hamilton
Nashville, TN 37218

MORTGAGEE:
American National Home Mortgage
611 Commerce Street #2709
Nashville, TN 37203

BOOK 11022 PAGE 246

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 80-04
Parcel 70.00

WARRANTY DEED

4086 07/16 0101 03CHECK 336.60

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **JAGR PROPERTIES, INC., its successors and assigns,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Campbell and wife, Katrina Campbell,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Being the northerly part of Lot No. 15 of Block 2 on the Plan showing G.T. Sheegog's Subdivision of Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of South Hamilton Road, at the corner of Lots Nos. 14 and 15, being the Southwest corner of the property conveyed to Haughty Odell Fuller and wife, by deed from Avah L. White and husband, of record in Book 1641, Page 327, said Register's Office; thence with Fuller's southwesterly line, northwestwardly 220 feet to the northeast corner of Lot No. 8; thence with the line between said Lots Nos. 8 and 15, southwestwardly 52 feet; thence southeastwardly and parallel with Fuller's southwesterly line, 210.43 feet, more or less, to the center of South Hamilton Road; thence with the center line of same, northeastwardly 52.88 feet to the beginning.

Being the same property conveyed to JAGR PROPERTIES, INC., by deed from Grover Robertson, as of record in Book 10698, page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as 1709 South Hamilton, Nashville, TN 37218.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, if any, and easements, covenants and conditions as shown on the Plan of record in Plat Book 421, page 191, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 13th day of July, 1998.

JAGR PROPERTIES, INC.

BY: _____
Grover Robertson, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Grover Robertson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President** (or other officer authorized to execute the instrument) of the **JAGR PROPERTIES, INC.**, the within named bargainor, a corporation, and that he as such **President** executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as **President of JAGR PROPERTIES, INC.**

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of July, 1998.

_____
NOTARY PUBLIC

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$88,000.00.**

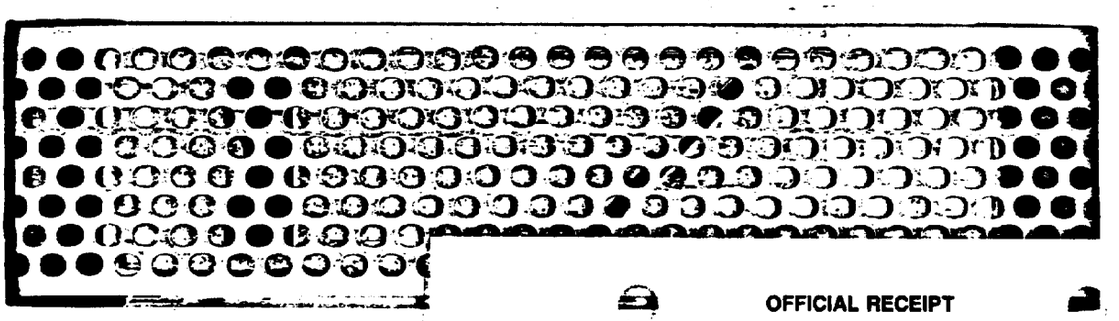
_____
AFFIANT

Subscribed and sworn to before me
this 13th day of July, 1998.

_____
NOTARY PUBLIC

My Commission Expires: March 22, 2001

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 248

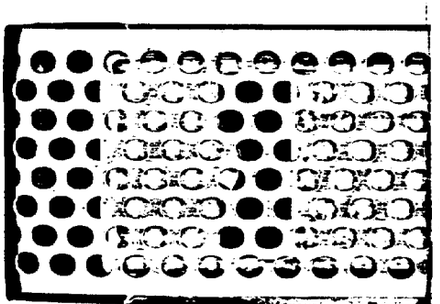
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88000.00
CON TX 325.60
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 336.60
CHECK 336.60

07/16/98 01 08:21 0001 4086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0462943
IDENTIF. # REFERENCE

98 JUL 16 AM 8:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1319779