BOOK 11107 PAGE 753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Thomas J. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 98

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

My Commission Expires MAR. 23, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Campbell (NAME)	Same as New Owner (NAME)	MAP 52-16A
1301 Neely's Bend Rd. D-35 (ADDRESS)	(ADDRESS)	PARCEL 35
Madison, TN 37115 (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, James F. Duncan and wife, Victoria A. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Campbell and wife, Patsy Sue Campbell and Terri S. Campbell as Joint Tenants with Right of Survivorship

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:

SEE ATTACHED EXHIBIT A

0486458
IDENTIF. ↑ REFERENCE

98 SEP 11 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1301 Neely's Bend Rd. D-35, Madison, TN 37115
(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 9th day of September 19 98

James F. Duncan

James F. Duncan

Victoria A. Duncan

Victoria A. Duncan

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 James F. Duncan and wife, Victoria A. Duncan

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 Madison, Tennessee, this 9th day of September, 19 98.

Commission expires March 23, 2002

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 23, 2002

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

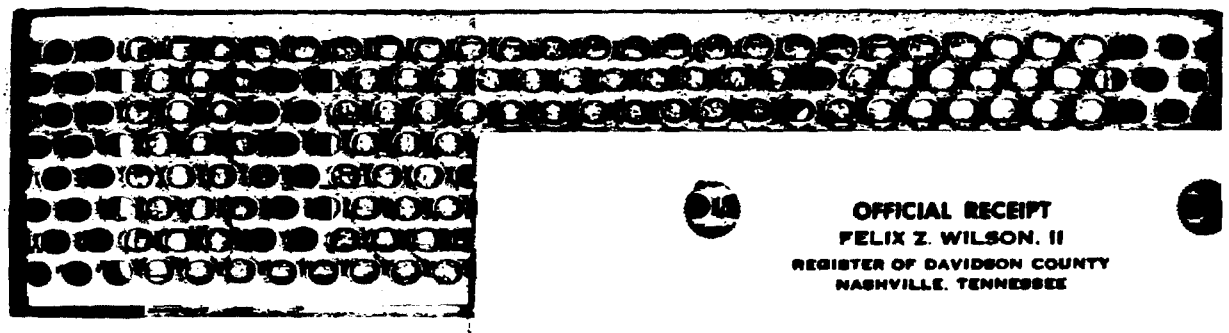
EXHIBIT A

Land in Davidson County, Tennessee, being Apartment Unit No. D-35 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit and as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identificiation and description of said Unit.

Beign the same property conveyed to James F. Duncan and wife, Victoria A. Duncan by Warranty Deed from Cornelis Den Hertog and wife, JoAnn Love Den Hertog, Trustees Under Agreement dated November 7, 1994, which deed is of record in Book 9905, Page 506, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, as amended, in the Register's Office for Davidson County, Tennessee.

9294 09/11 0101 03CHECK 200.00



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

RECEIVED OF _____

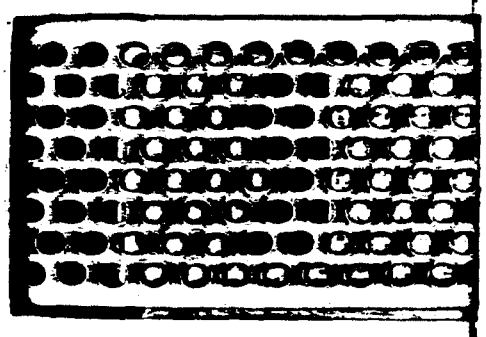
FOR _____

BOOK 11107 PAGE 756

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 50000.00	
			CON TX 185.00	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 200.00	
			CHECK 200.00	
09/11/98	01	08:19	0001	9294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0486458
IDENTIF. ◆ REFERENCE

98 SEP 11 AM 8:17

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 134469