This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4441 PAGE 598

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Eaton, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 115-9
804 Cammack Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 19
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of

------TEN & NO/100 ($10.00)------ *DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Richard E. Sprague and wife, Patricia J. Sprague

have bargained and sold, and by these presents do transfer and convey unto the said Anthony Eaton and wife, Nancy Eaton,

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 No. 99 on the Plan of West Meade Hills, Section Four, as of record in Book 3300, Page 46, Register's Office for said County.

Said Lot No. 99 fronts 211.96 feet on the southwesterly side of Cammack Court and extends back 305 feet on the southeasterly line and 230.4 feet on the northwesterly side line to a line in the rear on which it measures 144.5 feet thereon.

Being the same property conveyed to Richard E. Sprague and wife, Patricia J. Sprague, by deed from J. G. Stone, Jr., and wife, of record in Book 4212, Page 229, said Register's Office.

JOSEPHINE H. McMENAMIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 25th day of August, 19 70

Affiant

My commission expires: 2-22-72 (Affix Seal)

Notary Public

Subject to 1970 property taxes prorated and assumed by purchasers, a 10-foot easement for public utility purposes, a 120-foot building setback line from Cammack Court and conditions of owners certificate as shown on plan of record in Book 3300, Page 46, R.O.D.C., Tennessee and restrictive covenants contained in an instrument of record in Book 3347, Page 99, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 804 Cammack Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony Eaton and wife, Nancy Eaton, their *heirs and assigns, forever.*

And We *do covenant with the said* Anthony Eaton and wife, Nancy Eaton *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.* as stated above.

And we, Richard E. Sprague and wife, Patricia J. Sprague *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Anthony Eaton & wf., Nancy Eaton, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 25th *day of* August, *19* 70., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard E. Sprague
RICHARD E. SPRAGUE

Patricia J. Sprague
PATRICIA J. SPRAGUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Josephine T. McStamos, a Notary Public in and for said County and State, the within named Richard E. Sprague and wife, Patricia J. Sprague

the bargainor S, with whom I am personally acquainted, 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, 1970.

Josephine T. McStamos, Notary Public.

Commission Expires 7-22-72

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

AUG 27 70	CONV	39,000.00			
AUG 27 70	S'TAX		A*	101.40	
AUG 27 70	PR'FEE		A*	.50	
AUG 27 70	W'DEED		A*	6.00	* 107.90

019,099-1

WARRANTY DEED

FROM

RICHARD E. SPRAGUE and wife,
PATRICIA J. SPRAGUE

TO

ANTHONY EATON and wife,
NANCY EATON

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 8 8 2 6 3

IDENTIF. REFERENCE

AUG 27 2 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE