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This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Eaton, et ux	New Owners	13W-10460
(NAME:)	(NAME:)	13W-10450
721 4th Avenue, North	4912 Monterey Drive	13W-10455
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37220	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS ($10.00) * * * * * * * * * * * * * * * * * *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

MARY CLARE SHARBLE,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. EATON AND WIFE, WILMA J. EATON AND JAMES K. EATON AND WIFE, TONI C. EATON, THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* TRACT I:

Being the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot Nos. 43 on the Plan of Barrow's Grove, as of record in Book "S", page 279, County Court.
Said part of said lots adjoin and front together 30 feet on the westerly side of Fourth Avenue, South, formerly Cherry Street, and run back between parallel lines, 165 feet to an alley.
Being part of Lot No. 44 in the Plan of Barrow's Grove, in the City of Nashville, which plan is of record in Book "S", page 279, Register's Office, described as follows:
Beginning on the southwestern margin of 4th Avenue South, formerly Cherry Street, 120 feet northwesterly from the corner of Ash and 4th Avenue, South, at a corner of a part of said lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue, South, 30 feet to the beginning, being the lot formerly owned by James Conlon.
Being the same property conveyed to Mary Clare Sharble by deed from William T. White, Margaret W. Walker, Stanford M. White, Ellen W. Clemens and D. J. White of record in Book 3499, page 617, Register's Office for Davidson County, Tennessee.
TRACT II: Being parts of Lots Nos. 44 and 45 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of 4th Avenue, South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 72,500.00
Subscribed and sworn to before me, this the 9th day of November 19 76
My commission expires: 7/27/77 (Affix Seal)
James K. Eaton
Affiant
Notary Public

Trustee and individually, et al, under the Will of A. Nickel, deceased, of record in Will Book 41, page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property; conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, page 230, said Register's Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue, South, thence with same, southeastwardly 60 feet to the beginning.

Being the same property conveyed to Mary Clare Sharble by Will of D. J. White, as of record in Will Book 106, page 683, County Court Clerk's Office for Davidson County, Tennessee, being the same property conveyed to D. J. White by deed from Bessie Shore Seligman and Dinah Shore Montgomery, of record in Book 2093, page 219, Register's Office for Davidson County, Tennessee.

Louis C. Sharble, husband of the said Mary Clare Sharble, joins in the execution of this instrument for the purpose of conveying any interest he may have in said property, if any.

This is unimproved ( ) improved (X) property, known as 721 Fourth Avenue, South, 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 James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. Eaton, their *heirs and assigns, forever.*

And we do *do covenant with the said* James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. 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.,* except for 1976 taxes, a lien, now due and payable, which the Grantees assume.

And we, Mary Clare Sharble and husband, Louis C. Sharble, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. Eaton, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* November, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Clare Sharble
MARY CLARE SHARBLE

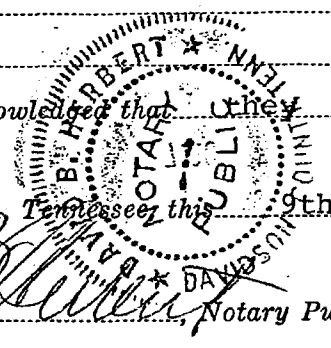
Louis C. Sharble
LOUIS C. SHARBLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Herbert, *a Notary Public in and for said County and State, the within named* Mary Clare Sharble and husband, Louis C. Sharble,

*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* 9th *day of* November, *19* 76.



Notary Public.

Commission Expires 7/27/77.

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 .....

WARRANTY DEED

DBH:jpr

FROM

MARY CLARE SHARBLE

TO

JAMES W. EATON AND WIFE, WILMA J. EATON, AND JAMES K. EATON AND WIFE, TONI C. EATON

NOV 11 76 STATE
NOV 11 76 PRFEE
NOV 11 76 COUNTY
W/DEED

72.500.00

B* 188.50
B* .50
8* 8.00

* 197.00

IDENTIF. REFERENCE

D 7663 5

Nov 11 3 18 PM '76

FELIX E. ALEXANDER
DAVIDSON COUNTY, TENN.
REGISTER

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219