WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Archie Davidson Carden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 23rd DAY OF May, 19 78.

Fred E. Cowden, Jr.
Notary Public

MY COMMISSION EXPIRES: 3-30-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie Davidson Carden et ux (NAME)	Mercantile Mortgage Company (NAME)	Map 148-5
365 Dade Drive (STREET ADDRESS OR ROUTE NUMBER)	3818 Cleghorn - P.O. Box 15667 (STREET ADDRESS)	Par. 137
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	5DU-3408

FOR AND IN 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 KENNETH EATON and wife, TONI C. EATON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARCHIE DAVIDSON CARDEN and wife, DEBORAH M. CARDEN

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 No. 76 on the Plan of Haywood Acres, Section 1, as of record in Book 2900, page 17, Register's Office, Davidson County, Tennessee.

Said Lot No. 76 fronts 105.0 feet on the southerly side of Dade Drive and runs back between lines 229.7 feet on the westerly line and 227.2 feet on the easterly line, to a brokendead line in the rear, measuring 107.8 feet thereon.

BEING all the same property conveyed to James Kenneth Eaton and wife, Toni C. Eaton by deed from Freddie Martin and wife, Debra Ann Martin and Linda Jo Martin Weathers and husband, Edward Weathers of record in Book 5046, page 107, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2928, page 103, and to the limitations on the Plan of Record in Book 2900, page 17, both in the Register's Office for Davidson County, Tennessee, together with 1978 property taxes which have been prorated and the Grantees assume in full.

unimproved ( )
This is improved (X) property, known as 365 Dade Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37211 (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 23rd day of May, 19 78

James Kenneth Eaton
JAMES KENNETH EATON

Toni C. Eaton
TONI C. EATON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fred E. Cowden Jr., a Notary Public in and for said County and State, the within named James Kenneth Eaton and wife, Toni C. Eaton

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 23rd day of May, 19 78

Commission Expires 8-3-80 Fred E. Cowden Jr., Notary Public

STATE OF
County

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 { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

E 67.210.

IDENTIF. REFERENCE

MAY 24 3 59 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY24 78	CONV	46,000.00		
MAY24 78	S'TAX		B* 119.60	
MAY24 78	PR'FEE		B* .50	
MAY24 78	W'DEED		B* 4.00	* 124.10

WARRANTY DEED

FROM
JAMES KENNETH EATON and wife,
TONI C. EATON

TO
ARCHIE DAVIDSON CARDEN and
wife, DEBORAH M. CARDEN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York