This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5368 PAGE 890

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie R. Eastes and wife, Sandra F. Eastes	Guaranty Mortgage Company	Map 51-11
(NAME) 220 Wellington Drive	(NAME) P. O. Box 786 783 Old Hickory Boulevard	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Ronnie R. Eastes and wife, Sandra F. Eastes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Donald J. Brady and wife, Shelya Lee Stewart Brady, formerly Shelya Lee Stewart

have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie R. Eastes and wife, Sandra F. Eastes

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 69 on the Plan of Oakland Acres, Section VII, of record in Book 2663, page 108, Register's Office for said County.

Said Lot No. 69 fronts 119 feet on the northerly side of Wellington Drive and runs back between lines 407.3 feet on the westerly line and 441.9 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 45 feet thereon.

Being the same property conveyed to Donald Joe Brady and Shelya Lee Stewart, now Shelya Lee Stewart Brady by deed from Billy Kee and wife, Delane Kee of record in Book 4598, page 612, Register's Office for said County.

This conveyance is subject to an agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4084, page 549, Register's Office for said County; 10-foot easement for public utility purposes, an anchor easement at southeast corner, 100-foot building setback line from Wellington Drive,and conditions of Owner's Certificate of record in Book 2663, page 108, Register's Office for said County; and restrictive covenants of record in Book 2901, page 366, Register's Office for said County.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 22nd day of Nov. 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 220 Wellington Drive, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd *day of* November *19* 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald J. Brady

Donald J. Brady

Shelya Lee Stewart Brady

Shelya Lee Stewart Brady

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Donald J. Brady and wife, Shelya Lee Stewart Brady, formerly Shelya Lee Stewart

the within named bargainorS, 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 22nd *day of* Nov., *19*78.

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 4/21/80

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.....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

23340

FROM
Donald J. Brady and wife, Shelya Lee Stewart
Brady

TO
Ronnie R. Eastes and wife, Sandra F.
Eastes

F-02397

IDENTIF. REFERENCE

Nov 29 1 36 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

NOV29 78	CONV	70,000.00			
NOV29 78	S'TAX		B*	182.00	
NOV29 78	PR'FEE		B*	.50	
NOV29 78	W'DEED		B*	4.00	* 186.50

Compliments of
Chicago Title Insurance Company
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Phone 255-4631
NASHVILLE, TENNESSEE 37238

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Nashville, Tenn. 37215
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