780 03/23 141.00- CHECK

BOOK 5409 PAGE 395

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF MARCH 19 79

Notary Public

MY COMMISSION EXPIRES: July 8, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry P. Eagan (NAME)	Greater Suburban Mortgage Company (NAME)	2D-67116
561 Moss Landing Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1166 (STREET ADDRESS)	150-2
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Lafayette, CA 94549 (CITY) (STATE) (ZIP)	69

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, Wallace Taylor Kirkland, Jr. and wife Karen H. Kirkland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry P. Eagan and wife Elizabeth Eagan

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. 12 on the Plan of Edge-O-Lake Section 18-A, as of record in Book 5060, page 9, Register's Office for said County.

Said Lot No. 12 fronts 80 feet on the southwesterly margin of Moss Landing Drive and extends back 123.19 feet on the northwesterly line and 127.15 feet on the southeasterly line to a dead line in the rear, measuring 80.1 feet thereon.

BEING the same property conveyed to Wallace Taylor Kirkland, Jr. and wife, Karen H. Kirkland by deed from Dan Duer and wife, Janie Duer, of record in Book 5139, page 537, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( ) This is improved (XX) property, known as 561 Moss Landing Drive (House Number) (Street) Antioch, TN 37013 (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 16TH day of MARCH 1979

Wallace Taylor Kirkland, Jr.

Karen H. Kirkland — Mrs. Karen H. Kirkland

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace Taylor Kirkland, Jr. and wife Karen H. Kirkland

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 16TH day of MARCH A.D. 79

Commission expires July 18, 1982

Bridget Jane Adams
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Wallace Taylor Kirkland, Jr.

TO
Larry P. Baran

F-20045

IDENTIF. REFERENCE

MAR 23 11 00 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee $ 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

52500.00- CO
136.50 CO TX
.50 PRFEE
4.00 WDEED
CHECK 141.00-
0780A03/23/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.20045

IDENTIF. REFERENCE

MAR 23 11 00 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 672312