STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

James A. Billings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 19 79

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-31-81

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Billings (NAME)	Greater Suburban Mortgage Company (NAME)	MAP 75-04
540 Augusta Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1166 (STREET ADDRESS)	PARCEL 170
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	MP 66158

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, David L. Eagan and wife Janice T. Eagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Billings and wife Terry L. Billings

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:

BEING Lot No. 420 on the Plan of Tulip Grove Subdivision, Section 6, which is of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David L. Eagan et ux Janice T. Eagan by deed of record in Book 4663, Page 425, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4511, Page 994, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved ( ) improved (X) property, known as 540 Augusta Drive (House Number) (Street) Hermitage, TN 37076 (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 28TH day of JUNE, 19 79

David L. Eagan

Janice T. Eagan

BOOK 5458 PAGE 237

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Egan and wife Janice T. Egan

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 28TH day of JUNE 19 79.

Commission expires 1-21-81

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE }

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 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
David L. Egan

TO
James A. Billings

F. 37577

IDENTIF. REFERENCE

JUN 29 1 16 PM '79

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

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

3273

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

RECEIVED OF _____

FOR _____

BOOK 5458 PAGE 238

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
			510[illegible].00- CO	
			132.60 CO TX	
			.50 PRFE[illegible]	
			4.00 WDEED	
			CHECK	137.10-
3273A06/29/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 37577.

IDENTIF. REFERENCE T

JUN 29 1 16 PM '79

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

No. 694093