Rec'd $3.50

Prepared by Morris Levine Atty, Stahlman Bldg, Nashville, Tenn

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Henry Atwater

TO
James K Eaton
Mail DEED TO

For draftsman's use

BOOK 5585 PAGE 34

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K Eaton (NAME)	Same (NAME)	F.Bk.2W-23720
102 Beechlawn Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-3-25
Franklin, Tenn 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 1 8 54 AM '80

FELIX Z. WISDOM II REGISTER DAVIDSON COUNTY, TENN.

F-829227

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,642.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March 19 80

Notary Public

MY COMMISSION EXPIRES: May 28, 1982

(AFFIX SEAL)

For and in Consideration of the sum of Fifteen Hundred and no/100 Dollars ($1500.00) cash in hand paid by James K Eaton and the ~~DOLLARS~~ further consideration by the Grantee herein that he assume and agree to pay an indebtedness in the original principal sum of $29,500.00, of record in Book 5382, page 823, Register' Office for Davidson County, Tennessee, ,said indebtedness currently in the principal amount of $28,142.63(monthly payments are $317.01 which includes principal and interest at 10% per annum, payments to continue until the entire amount is paid in full, applied first to the payment of interest on the principal amount and the balance applied to the payment of principal.

I, Henry Atwater have bargained and sold, and by these presents do transfer and convey unto the said James K Eaton ,his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 on the Plan of J,L.Brown Subdivision as of record in Book 21, page 136, Register' Office for said County.
INCLUDED in the above but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee of record in book 4318, page 727, as follows:
BEGINNING at a point in the southerly margin of an alley said point being the common corner between Lots Nos. 5 and 6, on the Plan of J.L.Brown's subdivisionas of record in Mook 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said lot No. 5, north 81 degrees 03' 17'' east 50 feet to the common corner between Lots Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said lots Nos. 4 and 5, south 17 degrees 48' 37'' east 66.69 feet to a point; thence south 71 degrees 03' 58'' West 50 feet to a point in the common line between said lots Nos. 5 and 6; thence with the common line between Nos. 5 and 6, North 17 degrees 48' 37'' West 66.67 feet to the point of beginning.
Being the same property conveyed to Henry Atwater by deed fro J.A. Bell as of Record in Book 5541, Page 538 Register's Office for Davidson County Tennessee.

04/01 83.46- CHECK

875

BOOK 5585 PAGE 35 WD-2

This is unimproved ( ) improved (X) property, known as 1826 Jefferson St, Nashville Tenn, 37208.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 K Eaton his heirs and assigns, forever.

And I do covenant with the said James K Eaton that I lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except 1979 and 1980 Taxes which areassumed by the purchaser.

And I, Henry Atwater do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James K Eaton his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this the 31st day of March, 1980

Henry Atwater

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edith Hempsey, a Notary Public in and for said County and State, the within named Henry Atwater

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within insirument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1980.

Edith Hempsey, Notary Public.

Commission expires May 28, 1980.

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 singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 :

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5585 PAGE 36

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29642.63- CO	
			76.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	88.46-
0875A04/01/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82922

IDENTIF. REFERENCE

APR 1 8 54 AM '80

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

No. 749878