This instrument prepared by
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5638 PAGE 801

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Eaton and wife, Toni C. Eaton	Same	Map 81-3
102 BEECHLAWN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(NAME)	Par. 65
FRANKLIN TN 37064 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- *Dollars,*
---
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Edna M. Malone, a single woman,

have this day bargained and sold, and do hereby transfer and convey unto the said James K. Eaton and wife, Toni C. Eaton, their

certain real estate in Davidson County, Tennessee, as follows: (~~successors~~, heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 24 and the westerly 10 feet of Lot 25, on the H. N. Myres Plan of Lots, as of record in Plan Book 21, Page 48, Register's Office for said County, Tennessee.

Said Lot No. 24 and the westerly 10 feet of Lot No. 25 front together 109 feet on Walsh Street and run back 166 feet to a 20-foot alley showing 74 feet on said alley.

BEING the same property conveyed to Edna M. Malone, by Deed from Marinda B. Harding, unmarried, of record in Book 5433, Page 657, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 2,650.00

Subscribed and sworn to before me, this the 15 day of August 19 80

Affiant Edna M B Malone

My commission expires: 7/15/83 (Affix Seal)

Notary Public Louise L. Clemmons

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
James K. Eaton and wife, Toni C. Eaton, 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 as hereinabove set forth and for 1980 taxes which are a lien but not yet due and payable and which the Grantee agrees assume and pay.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James K. Eaton and wife, Toni C. Eaton, their
(~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 15th *day of* August, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edna M B Malone
Edna M. Malone

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5638 PAGE 802

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, Edna M. Malone

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

Witness my hand and official seal at Nashville
this 17 day of August, 1980 Tennessee.

Commission expires 1/15/83 Louise S. Clemmons Notary Public

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.....

Commission expires ..... Notary Public

6644 CB/AB

WARRANTY DEED

FROM

Edna M. Malone

TO

James K. Eaton
and wife, Toni C. Eaton

G. O. 3 0. 3. 3

IDENTIF. REFERENCE

Aug 18 3 10 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5638 PAGE 803

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
			2650.00- CO	
			6.76 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	13.26-
			6444A08/18/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60303

IDENTIF. REFERENCE

AUG 18 3 10 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 774500