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2974 02/17 150.54- CHECK

IDENTIF. REFERENCE

FEB 17 9 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5852 PAGE 778 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$55,393.37 Charles Eaton / Betty Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 82.

Loretta Drake Anderson
Notary Public As Loretta Ellison Drake

MY COMMISSION EXPIRES: 6/27/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Eaton (NAME) | The Lomas & Nettleton Company (NAME) | MAP 53-6 |
| 110 Ryburn Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 1056 (STREET ADDRESS) | Parcel 1 |
| Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, VA 23451 (CITY) (STATE) (ZIP) | |

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, Paul A. Martin and wife, Mary Jo Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Eaton and wife, Betty Eaton

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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 35 on the Map of Fairway View Subdivision, as of record in Book 2900, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to the within named Grantors by deed of record in Book 4819, Page 289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $16,200.00, payable to Murphree Mortgage Company (now held by The Lomas & Nettleton Company) according to the terms and conditions stated in said Note. Said Note is secured by a Deed of Trust of record in Book 4239, Page 332, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the Restrictive Covenants of record in Book 4764, Page 877, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 110 Ryburn Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (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 15th day of February, 1982

Paul A. Martin: Paul A. Martin

Mary Jo Martin: Mary Jo Martin

STATE OF TENNESSEE
Davidson County

BOOK 5852 PAGE 779

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Martin and wife, Mary Jo Martin

the 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 Madison, Tennessee, this 15th day of February, 19 82

Commission expires 4-17-83

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) (his oath) (themselves) (himself) acknowledged 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

Paul A. Martin

Mary Jo Martin

TO

Charles Eaton

Betty Eaton

Please Return To:

Service Title of Middle Tennessee, Inc.

~~Commerce Title Company, Inc.~~

Suite 209 Cumberland Bldg.

101 Cumberland Avenue

Madison, Tennessee 37115

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5852 PAGE 780

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 55333.37- CO | |
| | | | 144.04 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 130.54- | |
| 2974A | 02/17/82 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 0 0 3 4

IDENTIF. REFERENCE

FEB 17 9 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 867491