BOOK 6048 PAGE 129

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Deanna Russom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 83

John V. Adams
Notary Public

MY COMMISSION EXPIRES: January 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Eaton (NAME)	Same (NAME)	Part Of
1018 North First Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 43-2
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 212

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, Eaden Enterprises, a partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Eaton, unmarried,

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 Condominium Unit B-3 on the plan of LeMans Apartments, recorded in Book 5200 at page 506 in the Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6047 at page 972 in said Register's Office.

BEING part of the same property conveyed to Eaden Enterprises, a partnership, by deed from Paul Gold, David Patterson, Jr. and Bruce Gold, recorded in Book 6047 at page 969 in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance, $11,225.30, of a note secured by a first mortgage deed of trust to Paul Gold, David Patterson, Jr. and Bruce Gold, of record in Book 6048 at page 126, said Register's Office.

H45190

IDENTIF. REFERENCE

MAY 2 3 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 714 Maylene Drive, Madison, Tennessee 37115
(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 29th day of April, 19 83

EADEN ENTERPRISES, a partnership

BY: James K. Eaton
James K. Eaton, Partner

BY: William T. Oden
William T. Oden, Partner

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STATE OF TENNESSEE
Davidson County

BOOK 6048 PAGE 130

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Eaton and William T. Oden, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of Eaden Enterprises, the within named bargainor, a partnership, and that they as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

~~the bargainor, with whom I am personally acquainted, and who acknowledged that~~

~~executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 29th day of April 19 83

Commission expires January 22, 1984

John J. 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) (his oath) (himself) acknowledged (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
EADEN ENTERPRISES, a partnership

TO
JAMES W. EATON

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6048 PAGE 131

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
			32000.00- CO	
			63.20 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	32.70-
			4252A05/02/83 BAL	.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H45190

IDENTIF. REFERENCE

MAY 2 3 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945900