This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

BOX 3A

WARRANTY DEED

BOOK 6490 PAGE 741

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Emanuel J. Eads et ux 708 Burleigh Court Nashville, Tennessee 37221	SAME	142-16-A (12)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, W. P. RUSSELL, JR., and wife, LYNNE M. RUSSELL, the "Grantors," have bargained and sold, and by these presents do transfer and convey unto EMANUEL J. EADS and wife, BARBARA M. EADS, the "Grantees," their heirs, successors and assigns, that certain land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 12 as shown on the plat of Devon Park Phase I, of record in Book 5200, pages 670-672, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to W. P. Russell, Jr., and wife, Lynne M. Russell, by deed from STM Devon Park Partnership, of record in Book 6192, page 359, in the Register's Office for Davidson County, Tennessee.
>
> Together with a right and easement of enjoyment in and to the Common Area as defined and as set out in the Declaration of Covenants, Conditions and Restrictions for Devon Park Phase I, of record in Book 6176, page 7, said Register's Office, to which Declaration this conveyance is subject.
>
> This conveyance is further subject to such other matters as may be shown on the plat of record in Book 5200, pages 670-672, said Register's Office, and a Storm Water Detention Agreement of record in Book 6145, page 252, said Register's Office.

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, successors 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, except for current property taxes and except as 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

374 02/11 403.30- CHECK

Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

BOOK 6490 PAGE 742

WITNESS our hands this 8th day of FEBRUARY, 1985.

W. P. RUSSELL, JR.

LYNNE M. RUSSELL

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 W. P. Russell, Jr., and wife, Lynne M. Russell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 8th day of FEBRUARY, 1985.

NOTARY PUBLIC

My Commission Expires: 1-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $160,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of FEBRUARY, 1985.

NOTARY PUBLIC

My Commission Expires: 1-19-86

I.8240.8

IDENTIFICATION REFERENCE

FEB 11 12 49 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6490 PAGE 743

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

160500.00- CAMT.
417.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 423.80-
037A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 4 0 8

IDENTIF. REFERENCE

FEB 11 12 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107794