THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alan D. Mazer, Trustee 201 Summit View Drive Brentwood, TN 37027	First Tennessee Bank P. O. Box 474 Memphis, TN 38101	147-1 210 6DU-22145

Box 8

WARRANTY DEED

BOOK 6492 PAGE 712

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. Wesley Eckenfelder and wife, Kathleen H. Eckenfelder, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alan D. Mazer, Trustee with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantee, Grantee's 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 Lot No. 296 on the plan of Section Two, Caldwell Hall, of record in Book 2900, page 96, Register's Office for said County.

SAID Lot No. 296 fronts 79.98 feet on the westerly margin of Gaywood Drive and extends back 136.0 feet on the northerly line and 150.0 feet on the southeasterly line to a dead line in the rear, measuring 120.8 feet thereon.

BEING the same property conveyed to W. Wesley Eckenfelder and wife, Kathleen H. Eckenfelder by deed from William H. Flannagan, Jr. and wife, Meribeth N. Flannagan, of record in Book 5607, page 868, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3097, page 407, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Tennessee Bank N. A. Memphis, of record in Book 5481, page 134, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~un~~)improved property, known as 331 Gaywood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of January, 1985.

W. Wesley Eckenfelder

Kathleen H. Eckenfelder

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 1985, before me personally appeared W. Wesley Eckenfelder and Kathleen H. Eckenfelder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6492 PAGE 713

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 65,684.27.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of January, 1995.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
W. WESLEY ECKENFELDER ET UX

to:
ALAN D. MAZER, TRUSTEE

FEB 14 1 49 PM '95
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

1837.2

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23186)

dp

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

RECEIVED OF _____

FOR BOOK 6492 PAGE 714

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

66684.27- CAMT.
170.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 177.32-
1280A02/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 1 7 2

IDENTIF. REFERENCE

FEB 14 1 49 PM 85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108668