FORM NO. WD-1

BOOK 6498 PAGE 306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Clyde E. Easter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 19 85

Janet L. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE E. EASTER (NAME)	S A M E (NAME)	117-16
4109 BELMONT BLVD. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARC. 94
NASHVILLE, TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA-7045

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, THOMAS AYERS ST. CHARLES and wife, WILMA ST. CHARLES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE E. EASTER

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 Lot No. 5 of Block "Q" on the Plan of Maplehurst Subdivision, as of record in Book 843, pages 22 and 23, Register's Office for said County.

SAID Lot No. 5 fronts 60 feet on the southerly side of Grandview Drive and runs back between parallel lines, with the easterly margin of Rosemont Avenue 150 feet to a dead line.

BEING the same property conveyed to Thomas Ayers St. Charles and wife, Wilma St. Charles, by deed from Ben H. Paty and wife, Nina S. Paty, of record in Book 2690, page 101, Register's Office for Davidson County, Tennessee.

CHECK

This is unimproved ( ) improved (X) property, known as 1409 Grandview Drive, Nashville, Tennessee 37215
(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 22nd day of FEBRUARY 19 85

Thomas Ayers St. Charles
THOMAS AYERS ST. CHARLES

Wilma St. Charles
WILMA ST. CHARLES

3446

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THOMAS AYERS ST. CHARLES and wife, WILMA ST. CHARLES,

the bargainor**s**, 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 Nashville, Tennessee, this 22nd day of FEBRUARY, 19 85.

Commission expires 1-10-89

Janet L. Bass
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (his oath) (their several oaths) acknowledged (himself) (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
THOMAS AYERS ST. CHARLES
et ux WILMA ST. CHARLES

TO
CLYDE E. EASTER

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

IDENTIF. REFERENCE

FEB 25 8 27 AM 1985
FELIX W. WILSON REGISTER
DAVIDSON COUNTY, TN

$18.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			84000.00- CAMT.	
			218.40 CSTAX	
			.60 PRFEE	
			6.00 WDEED	
			CHECK	224.90-
3446A	02/25/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18:50 08

IDENTIF. REFERENCE

FEB 25 8 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110777