File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 116000.00

Subscribed and sworn to before me, this the 28 day of February 19 85

Affiant

My commission expires: January 19, 1986 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. BOOK 6501 PAGE 830

Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Francis S. Eagle	Owner
PO Box 50895	
STREET ADDRESS	STREET ADDRESS
Nashville Tn 37205	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. Map 104-9 Parcel 55	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Joseph A. Jones and wife, Beverly W. Jones

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Francis S. Eagle and wife, Rebecca M. Eagle

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 164 on the Plan of Richland Realty Co.'s 2nd Subdivision, Division B, of record in Plat Book 332 at page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Jones and wife, Beverly W. Jones by deed recorded in Book 4424 page 40, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

1 8 6 1 8 9

IDENTIF. REFERENCE

MAR 1 9 12 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

CHECK

03/01 938.10-

4939

THIS IS ____ IMPROVED PROPERTY KNOWN AS 3711 Central Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 28th day of February 19 85

Joseph A. Jones

Beverly W. Jones

State of Tennessee
County of Davidson

BOOK 6501 PAGE 831

On this 28 day of February, 19 85, before me personally appeared Joseph A. Jones and wife, Beverly W. Jones to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 6501 PAGE 832

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

116000.CO- CAMT.
301.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 308.10-
4939A03/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 8 6 1 8 9

IDENTIF. REFERENCE

MAR 1 9 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112226