Return: Doak & Holland
2740A Old Lebanon Rd.
Nashville, TN 37214

BOOK 6547 PG 864

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Benjamin F. Francis, Administrator of the Estate of Lester Teal, JR.

TO

James M. McCarroll

For draftsman's use

THIS INSTRUMENT PREPARED BY:

William P. Griffin, IV
Attorney at Law
301 Trial Lawyers Building
430 Third Avenue North
Nashville, TN. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. McCarroll (NAME)	Eagle Mortgage & Investment Co (NAME)	105-1 67
1325 Southside Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	10W 03785
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Lexington, KY 40512 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J01 480

IDENTIFICATION

MAY 3 9 47 AM '85

FEE

REGISTER

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,000.00 James M. McCarroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 85.

Notary Public

MY COMMISSION EXPIRES: 7-21-85

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE

For and in Consideration of the sum of TEN AND NO/100---------- DOLLARS

I, Benjamin F. Francis, Administrator of the Estate of Lester Teal, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said

James M. McCarroll, his

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. 64 on the plan of Southside Park Estates, Section II, of record in Book 4660, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lester Teal, Jr. and wife, Rosa Teal by deed from Sarah Jean Holderfield Seitlin and husband, Ronald S. Zeitlin of record in Book 4972, page 726, Register's Office for Davidson County, Tennessee. Lester Teal, Jr. and wife, Rosa Teal are both deceased and this sale is made pursuant to an order of the Probate Court of Davidson County, Tennessee entered on the 25th day of April, 1985 and of record in the office of the Probate Court Clerk for said County.

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WD-2

This is ( ) unimproved (X) improved property, known as 1325 Southside Circle, Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. McCarroll, his heirs and assigns, forever.

And I do covenant with the said James M. McCarroll that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said James M. McCarroll, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of April, 19 85

Benjamin F. Francis
Benjamin F. Francis, Administrator
of the Estate of Lester Teal, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William P. Griffin, IV, a Notary Public in and for said County and State, the within named Benjamin F. Francis

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 26th day of April, 19 85.

Wm P Griffin IV
Notary Public.

WILLIAM P. GRIFFIN, IV NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan. 18, 1987.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

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

4200.00- CAMT,
109.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
4000A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 1480

IDENTIF. REFERENCE

MAY 9 8 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 130782