Box 44

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1985.

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

BOOK 6827 PAGE 29

THIS INSTRUMENT WAS PREPARED BY

Gullett, Sanford & Robinson 230 Fourth Avenue North Nashville, Tennessee 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Eberle & Emily N. Eberle (NAME)	Same (NAME)	117-06-0134
2316 Sterling Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Philip W. M. Oxford and wife, Deidre N. Oxford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark F. Eberle and wife, Emily N. Eberle

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. 3 on the Plan of Sterling Square, as of record in Book 5050, page 85, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Philip W. M. Oxford and wife, Deidre N. Oxford by deed from Fridrich and Hooper Realty Company, a partnership consisting of Jerry D. Fridrich and Hale Hooper of record in Book 5512, page 1, Register's office for Davidson County, Tennessee.

This property is unencumbered except for restrictive covenants of record in Book 5204, page 270, said Register's Office, Plan of record in Book 5050, page 85, Register's Office, which shows an owner's certificate, certain easements, and setback lines, an easement for sanitary sewers and/or storm drains of record in Book 5229, page 183, said Register's Office and a permanent easement for driveway purposes of record in Book 5548, page 262, said Register's Office. 1985 taxes are prorated and assumed by grantee.

2.7.4 4 6

IDENTIFICATION REFERENCE

AUG 9 11 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 2316 Sterling Avenue (House Number) (Street) Nashville, Tennessee 37215 (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 hand this 9th day of August, 1985

Philip W. M. Oxford

Deidre N. Oxford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George V. crawford, Jr., a Notary Public in and for said County and State, the within named philip W. M. Oxford and Deidre N. Oxford

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 9th day of August, 1985.

Notary Public

Commission Expires 2-18-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6627 PAGE 31

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1950CU.CO- CA'IT.
507.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 513.50-
6054A08/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.4 4 6

IDENTIFICATION REFERENCE

Aug 9 11 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162046