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This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249395 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tri County Builders (NAME)	Tri County Builders (NAME)	
Lot 31, East Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1063 Trinity Lane (STREET ADDRESS)	MAP 62-13
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	PARCEL 4

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Tri County Builders and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Cloud V. Eckhardt, and wife, Helen E. Eckhardt

have this day bargained and sold, and do hereby transfer and convey unto the said Tri County Builders

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 31 on the Plan of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, described as follows:

Beginning on the southerly margin of East Riverwood Avenue, as widened, at the northwest corner of the property conveyed to Clarence Weber Tuley et al, by deed from Commerce Union Bank, Trustee, of record in Book 1036, page 127, said Register's Office; thence with said Tuley's westerly line and southwardly 176 feet; thence westwardly 60 feet to a point being 60.25 feet east of the easterly margin of Riverwood Drive; thence northwardly and parallel with the westerly line of said Tuley's property 176 feet to the southerly margin of East Riverwood Avenue, as widened; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to Cloud V. Eckhardt and wife, Helen E. Eckhardt, by deed from William C. Terry and wife, Virginia W. Terry of record in Book 2448, page 83, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me this the 3rd *day of* October *19* 85

Affiant

My commission expires 4-20-86

(Affix Seal)

Notary Public

This is improved) PART of Lot 31, East Riverwood Drive, Nashville, Tennessee 37216
This is unimproved) *property, known as* (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 3rd *day of* October *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cloud V. Eckhardt

Cloud V. Eckhardt

X Helen E. Eckhardt

Helen E. Eckhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me C. E. Eckhardt *a Notary Public in and for said County and State* Helen E. Eckhardt

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 3rd *day of* October, *19* 85.

X C. E. Eckhardt *Notary Public*

X *Commission expires* My Commission Expires April 13, 1986

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 (or proved to me on the basis of satisfactory evidence), 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 _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared be fore me, the undersigned, a Notary Public in and for said County and State Cloud V. Eckhardt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 1985.

Cynthia B. Albrecht
Notary Public

Commission expires My Commission Expires April 30, 1986

4 2 4 4 7

IDENTIFICATION REFERENCE

OCT 7 12 46 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Cloud V. Eckhardt etux

TO
Tri County Builders

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

16000.00- CAMT.
41.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 48.10-
4129A10/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42447

IDENTIFICATION REFERENCE

OCT 7 12 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179667