THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box E

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ADDRESS NEW OWNER:
William Lee Easton, Jr.
3510 Woodbridge Drive
Nashville, TN. 37217

SEND TAX BILLS TO:
Commerce Union Bank

1 Commerce Pl, Real Estate Div.
Nashville, TN. 37239

MAP-PARCEL NUMBERS:
MAP 136-6
PARCEL 123
2D-59941

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John J. Salamone, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William Lee Easton, Jr. and wife, Johnette V. Easton

hereinafter called the Grantee, Grantee's 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. 420 on the plan of Section Seven-A Priest Lake Park, of record in Book 5200, pages 107, 108 and 109, Register's Office for said County.

SAID Lot No. 420 fronts 100.15 feet on the northeasterly margin of Wood Bridge Drive and extends back 110.0 feet on the northwesterly line and 131.26 feet on the southeasterly line to a dead line in the rear, measuring 104.28 feet thereon.

BEING the same property conveyed John J. Salamone, was unmarried at the time he took title by deed from Equitable Relocation Management Corporation Illinois Corporation of record in Book 6455, page 890, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5499, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 5658, page 963, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 3510 Woodbridge Drive, Nashville, TN. 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of December, 1985.

John J. Salamone

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of December, 1985, before me personally appeared John J. Salamone, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF ILL.

Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,589.53.

William Lee Easton, Jr.
Affiant

Subscribed and sworn to before me, this the 10th day of December, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

John J. Salamone, unmarried

to:

William Lee Easton, Jr. and wife,
Johnette V. Easton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFY REFERENCE

DEC 11 10 29 AM '85

97009

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
			85.05- CAMT	
			2.56 COTAX	
			.00 PRFEE	
			6.00 WDFEE	
			CHECK	85.05-
5140A	12/11/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60026

IDENTIFICATION REFERENCE

DEC 11 10 29 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 200145