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

BOOK 6753 PAGE 514

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Eason	Atlantic Coast Mortgage	MAP 118-14
3612 Rainbow Place	Company	PARCEL 90
Nashville, TN 37204	3975 University Drive	OH-7000
	Fairfax, VA 22030	

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, Catherine Crutcher, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David Eason and wife, Susan M. Eason and Thomas F. Mogan 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. 11 on the plan of Longview Manor Sections One and Two, of record in Book 1424, page 127, Register's Office for said County.

SAID Lot No. 11 fronts 95 feet on the easterly margin of Rainbow Place and extends back 145.7 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear, measuring 104.8 feet thereon.

BEING the same property conveyed to Catherine Crutcher, unmarried, by deed from Claude E. McGill, Jr., and wife, Julia T. McGill of record in Book 2924, page 492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Catherine Crutcher by James Crutcher as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 3612 Rainbow Place, Nashville, TN 37204.

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 31st day of December, 1985.

Catherine Crutcher
BY: James Crutcher, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6753 PAGE 515

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 $ 85,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1985.

My Commission Expires: 11-1-87

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Crutcher, 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 on behalf of Catherine Crutcher as her Attorney in Fact as the free act and deed of the within named Catherine Crutcher.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of December, 1985.

My Commission Expires 11-1-87

_____
NOTARY PUBLIC

WARRANTY DEED

from:
Catherine Crutcher, unmarried,

to:
David Eason and wife, Susan M. Eason and Thomas F. Mogan

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

TN-24481

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant James Crutcher

Sworn to and subscribed before me this 31st day of December, 1985.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6 5 6 3 1

IDENTIFICATION REFERENCE

JAN 2 11 08 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

CHECK 231.00

RECORDED BY:

file box 8/jcb

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

RECEIVED OF _____

FOR _____ BOOK 6753 PAGE 517

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

86500.00- CONST.
222.30 CSTAX
.50 PRFEE
9.00 MORTD.
CHECK 231.00-
2025A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6563 I.

IDENTIFICATION REFERENCE

JAN 2 11 09 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 206878