ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Mr.& Mrs. F.F. Eaves, Jr. (NAME)	Same (NAME)	Map 98-5
4507 Wilson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 144
Signal Mountain, TN 37377 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

BOOK 6774 PAGE 338

FOR AND IN CONSIDERATIONS of the sum of Ten Dollars ($10.00), cash in hand paid by F. F. EAVES, JR. and wife, FERN V. EAVES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, ANDREW MARGRAVE and wife, MARILEE MARGRAVE, have bargained and sold and by these presents do transfer and convey unto F. F. EAVES, JR. and wife, FERN V. EAVES, their heirs and assigns, our one-half (1/2) undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is SUBJECT to Restrictive Covenants of record in Book 3814, page 592, Book 3897, page 926 and as amended in Book 6207, page 609, and such easements and setback lines of record in Plat Book 5200, page 736, and Charter of the Hunter's Point Homeowners Association, Inc. of record in Book 6256, page 294, said Register's Office.

For prior reference see Book 6484, page 9, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said one-half (1/2) undivided interest in and to said tract or parcel of land together with all appurtenances, estate, title and interest thereto belonging to the said F. F. EAVES, JR. and wife, FERN V. EAVES, their heirs and assigns, forever, and we do covenant that we are lawfully seized and possessed of said real estate in fee simple, have full power and lawful authority to sell and convey the same, and the same is unencumbered, except as hereinabove set out.

This instrument was prepared by:
CHAMBLISS, BAHNER, CRUTCHFIELD, GASTON & IRVINE
Suite 1000 - Two Union Square
Chattanooga, Tennessee 37402

We do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said land to the said F. F. EAVES, JR. and wife, FERN V. EAVES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of January, 1986.

Andrew Margrave
Andrew Margrave

Marilee Margrave
Marilee Margrave

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county aforesaid, personally appeared ANDREW MARGRAVE and wife, MARILEE MARGRAVE, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal, at office in Nashville, Tenn. Davidson Co. this 29th day of January, 1986.

Harry E. Margrave
Notary Public

My Commission expires: Nov. 1, 1987

STATE OF TENNESSEE :
:
COUNTY OF Hamilton :

I hereby swear or affirm that the actual consideration for this transfer, or value of property transferred, whichever is greater, is $ 41,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

F F Eaves Jr
Affiant - Grantee

Sworn and subscribed to before me this 27 day of January, 1986.

Bonford L. Nelson
Notary Public

My Commission expires: 9-21-88

RUSH

7.30.46

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAN 31 11 97 AM '86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6774 PAGE 340

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
			41[illegible].30- CONT.	
			106.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	113.10-
0980A01/31/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.30.46

IDENTIFIT REFERENCE

JAN 31 11 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215615