#4192 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37027

BOOK 6789 PAGE 500

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KATHLEEN A. EYLER (NAME)	FIRST TENNESSEE BANK (NAME)	Map 82-16
1110 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 160
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	F.B. #18W-3900

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, AEBY CONSTRUCTION CORPORATION, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN A. EYLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1-A on the Plan of Zone Lot Division Lot Nos. 1 & 2 Section 4, Aeby Subdivision, as of record in Plat Book 6050, page 192, and Book 6200, page 334, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Aeby Construction Corporation, a Tennessee Corporation by deed from Historic Edgefield, Inc., a Tennessee Corporation of record in Book 6588, Page 52, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6733, page 736; and (3) All matters appearing on the Plan of record in Plat Book 6050, page 192, and in Book 6200, page 334, said Register's Office.

78451

IDENTIFICATION REFERENCE

FEB 26 8 17 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 930-A Russell Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of February, 19 86

AEBY CONSTRUCTION CORPORATION
By: Victor G. Aeby Jr.
VICTOR G. AEBY, JR., President

BOOK 6789 PAGE 901

STATE OF TENNESSEE
COUNTY OF _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VICTOR G. AEBY, JR. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of the AEBY CONSTRUCTION CORPORATION, the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said VICTOR G. AEBY, JR. as such President.

Witness my hand and official seal, at Brentwood, Tennessee, this 20th day of February, 1986.

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,200.00

Kathleen A. Eyler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 86

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM AEBY CONSTRUCTION CORPORATION

TO KATHLEEN A. EYLER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 928
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0928

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

RECEIVED OF _____

FOR _____ BOOK 6789 PAGE 302

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
			7000.00- CMT.	
			198.12 CSTAX	
			.50 PRFE	
			6.00 WDEE	
			CHECK	204.62-
7566A02/26/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7845 I.

IDENTIFICATION REFERENCE

FEB 26 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222032