This Instrument Prepared By:
CORDON & BOTTORFF, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
	Owner	
M/M David A. Eltringham	Mortgagee:	156-2-96
754 Goodpasture Terrace	Nashville City Bank	156-2-162
Nashville, TN 37221	315 Union St.	
	Nashville, TN 37201	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of February, 1987.

Notary Public

My Commission Expires: 5-13-90

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THOMAS P. HALEY AND ROBERTA BLANKENSHIP, have bargained and sold, and by these presents does grant, transfer and convey unto DAVID A. ELTRINGHAM AND WIFE SUSAN M. ELTRINGHAM, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

TRACT I

Being Lot No.320 on the Plan of the Resubdivision of Lots Nos. 320 and 321, Harpeth Valley Park, Section III, of record in Book 4060, page 190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

TRACT II

Being Parcel "A" on the Plan of Harpeth Woods Section of Harpeth Valley Park Subdivision, as of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Parcel "A" is to be used with Lot 320 Harpeth Valley Park, Section III, and is not an individual building site.

Being the same property conveyed to Thomas P. Haley and Roberta Blankenship by deed from Frank E. Vanderpool and wife, Cheryl Vanderpool of record in Book 6718, page 183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1987 property taxes, a lien, but not yet due and payable.

2. Restrictive covenants contained in an instrument of record in Book 4237, page 179; Book 5051, page 92; as amended in Book 5197, page 123 and as secondly amended in Book 5228, page 718, said Register's Office.

93/03 306.10- [illegible]

7020

3. All things and matters contained in the Plan of record in Book 4060, page 190, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to DAVID A. ELTRINGHAM AND WIFE SUSAN M. ELTRINGHAM, their heirs, successors and assigns forever.

AND THOMAS P. HALEY AND ROBERTA BLANKENSHIP do covenant with the said DAVID A. ELTRINGHAM AND WIFE SUSAN M. ELTRINGHAM, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND THOMAS P. HALEY AND ROBERTA BLANKENSHIP do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said DAVID A. ELTRINGHAM AND WIFE SUSAN M. ELTRINGHAM, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 27 day of February, 1987.

Thomas Haley
THOMAS P. HALEY

Roberta Blankenship
ROBERTA BLANKENSHIP

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 THOMAS P. HALEY AND ROBERTA BLANKENSHIP, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of February, 1987.

Francene W Carr
Notary Public

My Commission Expires: 12/5/88

9960

IDENTIFICATION REFERENCE

MAR 3 1 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7154 PAGE 744

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

107[illegible].00- CAMT.
299.60 CSTAX
.50 PRFEE
6.00 MISC
CHECK 306.10-
702CAL3/03/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 6 0 0

IDENTIFI REFERENCE

MAR 3 1 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52253