BOOK 7158 PAGE 70

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57500.00

Ronnie Eshelman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 1987

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201

The Name & Address of a Property Owner:	The Name & Address of Mortgagor:	MAP-PARCEL NUMBERS
Ronnie S. Eshelman (NAME)	The Lomas & Nettleton Company (NAME)	Map 076-01
506 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	4460 Corporation Lane (STREET ADDRESS)	Parcel
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O. ZIP)	Virginia Beach, Virginia 23462 (CITY) (STATE) (ZIP)	04D 91340

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, WE, Robert H. Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie S. Eshelman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 96B on the plan of Zone Lot Division Lots 96 & 97, Tulip Grove Woods, Phase 1, of record in Book 6250, page 506, Register's Office for said County.

Said Lot No. 96B fronts 39.99 feet on the northerly margin of Debbie Drive and extends back 144.41 feet on the westerly line and 154.79 feet on the easterly line to a dead line in the rear, measuring 40.94 feet thereon.

Being the same property conveyed to Robert H. Melton by deed from Ronnie Carson of record in Book 7117, page 396, REgister's Office of Davidson County, Tennessee.

This conveyance is made subject to a First Deed of Trust recorded in Book 6600, page 593, Register's Office of Davidson County, Tennessee securing Lomas and Nettleton Company the original principal sum of $53,650.00 to which reference is made.

All sums of money held in escrow by Lomas & Nettleton Company, including prepaid insurance coverage in force, is herewith transferred to buyer.

This property is not the principal home of Robert H. Melton nor his spouse.

This is improved XX property, known as 506 (House Number) Debbie Drive (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 27th day of February, 1987

Robert H. Melton

ROBERT H. MELTON

03/05/87 15:50

3237

STATE OF TENNESSEE }
Davidson County }

BOOK 7158 PAGE 71

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert H. Melton,

the bargainor, 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 for the purposes therein contained.

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

Commission Expires 1-19-88

James R. Carney Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ROBERT H. MELTON

TO

RONNIE S. ESHELMAN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

00683

IDENTIFICATION REFERENCE

MAR 5 1 46 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 7158 PAGE 72

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

5750[illegible] B- [illegible]AMT
161.00 STAX
.50 PRFE
6.00 WD[illegible]
CHECK 167.50-
0237.00/-5/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00683

IDENTIFI REFERENCE

MAR 5 1 46 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53442