30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 1,359.00

Subscribed and sworn to before me, this the 22nd day of June 19 87

My commission expires 3-10-91 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE OF TENNESSEE, INC.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Y & F Enterprises	New Owner
2618 Grandview Ave.	2618 Grandview Ave.
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37211	Nashville, TN 37211
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 081-07-0 320.00 02W 23425

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James K. Eaton and wife, Toni C. Eaton

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Y & F Enterprises

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee:

1904 14th Avenue, North
25 X 140
Field Book Number 2W 23425
Map and Parcel Unmber 81-7-320

Being the same property covneyed to James K. Eaton and wife, Toni C. Eaton by Quitclaim Deed of record in Book 5991, page 318, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

RUSH

JUN 23 8 AM '87

TENNESSEE REAL ESTATE TRANSFER TAX

4004

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1904 14th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of June 19 87

James K. Eaton

James K. Eaton

Toni C. Eaton

Toni C. Eaton

State of Tennessee
County of Davidson

On this 22nd day of June, 19 87, before me personally appeared James K. Eaton and wife, Toni C. Eaton to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

5/13/89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 7278 PAGE 639

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
			1359.00- CASH	
			3.90 STATE	
			.50 R.E.F.	
			5.00 400 0	
			CHECK 13.40-	
			338/A06/25/87 3AL .90	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

400 04

IDENTIFICATION REFERENCE

Jun 25 [illegible] 87

[illegible]

No. 97595