Address New Owner:	Map-Parcel Numbers:
James H. Eidson and Mary Lou Eidson 114 Postwood Place Nashville, Tennessee 37204	103-15-A-14CO
Send Tax Bills To:	**Address of Mortgagee:**
Same	First American National Bank in Jackson, Tennessee P.O. Box 309 Jackson, TN 38302

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Wilbur J. Fesmire and wife, Ann G. Fesmire (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said James H. Eidson, and wife, Mary Lou Eidson (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Sally G. Marks
Affiant

Subscribed and sworn to before me this 22ND day of June, 1987.

Barbara Bedford
Notary Public
My Commission Expires: 11-12-90

2. Declaration of Covenants, Conditions and Restrictions for Postwood including but not limited to liens, assessments, special assessments, easements and other undertakings of record in Book 5116, page 225, amended in Book 5362, page 13, BOok 5635, page 706, corrected in Book 5794, page 68, and further amended in Book 5910, page 322, Register's Office for Davidson County, Tennessee.

3. By-laws of Postwood Homeowners Association, Inc., of record in Book 5116, page 250, Register's Office for Davidson County, Tennessee.

4. Conditions of Owner's Certificate shown on the Plan of record in Book 5200, page 104, Register's Office for Davidson County, Tennessee; a 20-foot minimum building setback line from a private gravel drive; a 5-foot maintenance easement along the easterly line of said lot; a 10-foot minimum building setback line from Postwood Place and along the westerly portion of the northerly side line of said lot; and a note that replacement of roadways, parking areas, etc. necessitated by maintenance of public water and/or sewer lines will be at the expense of the development association.

This is improved property, known as 114 Postwood Place, Nashville, Tennessee.

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, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of June, 1987.

Wilbur J. Fesmire
WILBUR J. FESMIRE

Ann G. Fesmire
ANN G. FESMIRE

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 Wilbur J. Fesmire, 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 22ND day of June, 1987.

Barry W. Bedford
Notary Public

My Commission Expires: 11-12-90

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 Ann G. Fesmire, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22ND day of June, 1987.

Barry W. Bedford
Notary Public

My Commission Expires: 11-12-90

Land in Davidson County, Tennessee, being Lot No. 14 on the Revised Plan of Postwood as of record in Book 5200, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Together with all rights of Grantor appurtenant to said Lot No. 14 granted pursuant to that Agreement in deed of record in Book 3915, page 455, re-recorded in Book 3932, page 400, and also set forth in deed of record in Book 5051, page 697, said Register's Office, wherein grantor binds himself, his heirs and assigns to convey unto grantee, his successors and assigns, the seven feet westerly of the center line of an existing easement for a private driveway, which forms the easterly boundary of the Property, in the event the said easement should be terminated for any reason.

The above described property was conveyed to Wilbur J. Fesmire and wife, Ann G. Fesmire by deed from Robert A. Neal and wife, Patricia T. Neal of record in Book 5746, page 293, said Register's Office.

4 0 1 6 1

IDENTIFICATION REFERENCE

JUN 25

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

RECEIVED OF _____

FOR _____

BOOK 7279 PAGE 230

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
			264000.00- CAMA	
			739.20 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	751.70-
			356/AU6/26/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4016 1

IDENTIFI REFERENCE

JUN 26 9 03 AM '87

No. 97768