Prepared By W.R. Stevenson.
Dickson, Tenn.

BOOK 7330 PAGE 753

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Robert Eagin Sr.	James Robert Eagin, Sr.	049-00-0 169.00
3415 Whites Creek Pk ~~Rt. #3, Box 247~~ (STREET ADDRESS OR ROUTE NUMBER)	3415 Whites Creek Pike ~~Rt. #3, Box 247~~ (STREET ADDRESS)	
Nashville, TN 37207 ~~Ashland City, Tenn. 37015~~ (CITY) (STATE) (ZIP)	Nashville, TN. 37207 ~~Ashland City, Tennessee 37015~~ (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten and no/100---------- ($10.00) ----*Dollars,*

cash in hand paid by James Robert Eagin, Sr., and other good and valuable considerations,

I, Sam Eagin

have this day bargained and sold, and do hereby transfer and convey unto the said James Robert Eagin, Sr.,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 12th Civil District of Davidson County, Tennessee, being part of a 191.6 acre tract conveyed to J. A. Williams, Jr., by deeds of record in Book 587, Page 3, and Book 576, Page 527, of the Register's Office for said County, and described according to a copy of a survey thereof made November 5, 1940, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of White's Creek Pike, 512 feet northwest from the center line of the intersection of said Pike and Green's Lane, being the southwest corner of property conveyed to Robert W. Beasley and wife by J. A. Williams, Jr., and wife, of record in Book 1383, page 449, said Register's Office; thence alongBeasley's southerly line, north 57° east 1,080 feet to an iron pipe at his southeast corner; thence south 33° east 200 feet to an iron pipe at the northeast corner of a 9.48 acre tract, shown on said survey; thence along the northerly line of said tract, south 57° west 1,080 feet to the center of White's Creek Pike; thence with the center of said Pike, north 33° west 200 feet to the beginning, containing 4.729 acres.

Being the same property conveyed to Carlos Chambliss and wife, Mamie Ruth Chambliss, by deed from Mary Williams, dated July 15, 1957, filed July 18, 1957, and recorded in Book 2690, Page 174, said Register's Office.

Being the same property conveyed to Sam Eagin and wife, Wilma Eagin, by deed from Carlos Chambliss and wife, Mamie Ruth Chambliss, dated January 6, 1960, filed January 11, 1960, and recorded in Book 2999, said Register's Office.

5.7.6 9.4

IDENTIFICATION REFERENCE

AUG 20 11 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 7330 PAGE 754

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 11,735
James R. Eagin SR.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF August 19 87
Deputy Register

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 11,735
Subscribed and sworn to before me, this the 20 day of April
My commission expires: (Affix Seal) Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 20 *day of* April, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Eagin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. N. Stamm, a Notary Public in and for said County and State, the within named Sam Eason

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dawson Co., Tennessee, this 20 day of April, 1987.

Take As Is

W. N. Stamm, Notary Public.

Commission Expires August 13

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7330 PAGE 756

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			11725.00- CAMT.	
			32.76 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CASH	42.26-
3775A	08/20/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57694

IDENTIFI REFERENCE

AUG 20 11 24 AM '87

FELIX Z. WILSON JR. REG.
DAVIDSON COUNTY, TN

No. 07652