File Box #4
#87-9-15

BOOK 7369 PAGE 205

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,900.00

Katherine Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 1987.

Kendall M. Campbell
Notary Public

MY COMMISSION EXPIRES: January 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JAMES W. EATON, and Wife (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 119-07
2514 Glenrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 121
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 06DA-34844

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, BERNARD SANDERSON and wife, DOROTHY SANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Eaton and wife, Dianne E. Eaton, as tenants by the entirety

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. 2 on the Plan of Glenrose Acres (Resubdivision of Lots 1 & 3), as of record in Book 3842, Page 149, Register's Office for said County.

SAID Lot No. 2 fronts 60 feet on the northerly side of Glenrose Avenue and extends back 100.6 feet on the easterly line and 93.7 feet on the westerly line to the L & N Railroad Right-of-Way and measures 60.5 feet thereon.

BEING the same property conveyed to Bernard Sanderson and wife, Dorothy Sanderson, by Deed from Rudy Becton and wife, Helen C. Becton, of record in Book 5071, Page 197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is ( ) unimproved (XX) improved property, known as 2514 Glenrose Avenue, Nashville, Tennessee 37210
(House Number) (Street) (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 their hands this 18th day of September, 1987

Bernard Sanderson
BERNARD SANDERSON

Dorothy Sanderson
DOROTHY SANDERSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ronald M. Campbell, a Notary Public in and for said County and State, the within named BERNARD SANDERSON and wife, DOROTHY SANDERSON

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 18th day of September, 19 87.

Commission Expires January 19, 1988

Ronald M. Campbell 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___.

Commission Expires _____ Notary Public

WARRANTY DEED

FROM
BERNARD SANDERSON and wife,
DOROTHY SANDERSON

TO
JAMES W. EATON and wife, DIANNE E. EATON

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

6 7.8 8.7.

IDENTIFICATION REFERENCE

SEP 23 2 43 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

OR _____

BOOK 7360 PAGE 207

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
			57900.00- CAMT.	
			162.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	169.62-
5670A	09/23/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 8 8 7

IDENTIFI REFERENCE

SEP 23 2 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19277