Box 44

BOOK 7368 PAGE 354

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Jane B Eakes
Affiant

Subscribed and sworn to before me, this 1st day of October, 1987.

Julia C. Hurt
Notary Public

My Commission expires: 11-22-88

This Instrument prepared by
HUNT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jane B. Eakes P.O. Box 140510 Nashville, TN 37214	SAME	84-15-138

IDENTIFICATION REFERENCE
OCT 1 11 10 AM 1987
DAVIDSON COUNTY, TN

70425

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Pauline Green Allen, Arthur Green and Ralph Edward Allen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jane B. Eakes, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 24 on the Plan of R.D. Stanford's Subdivision of the Lannom property, as of record in Book 547, page 186, Register's Office for said County, and parts of Lots Nos. 18 and 25 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Property, as of record in Book 421, page 132, said Register's Office, described together as follows:

Beginning on the westerly margin of Fairway Drive at a point 110 feet north of the corner of Lots Nos. 23 and 24 on said plan of R.D. Stanford's Subdivision, being the northeast corner of the property conveyed to G.W. Turner and wife by deed from Harold E. Stanford and wife of record in Book 1942, page 465, said Register's Office; thence with the northerly line of said Turner property westwardly 528.3 feet to a stake; thence north 11 deg. 10' west 105 feet to a stake; thence south 85 deg. 30' east 556.6 feet to a stake on the westerly margin of Fairway Drive; thence with said Drive, southwardly 102 feet to the beginning.

Included in the above Description but Excluded therefrom is that portion of the property conveyed to Robert H. Roberts and wife June Roberts by deed from Herman L. Griffin and wife Vera Green Griffin of record in book 5162, page 627, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point 300 feet from the southeast corner of a parcel of land conveyed by John Bernard Daniel, et al to Herman L. Griffin and wife Vera Green Griffin herein by deed of record in the Register's Office of Davidson County, Tennessee in Deed Book 2926, page 535, to which reference is here made, thence with the southerly line of said parcel westwardly 228.3 feet to a stake; thence north 11 deg. 10' west 105 feet to a stake; thence south 85 deg. 30' east 256.6 feet to a stake; thence southwardly parallel and 300 feet west of the westerly margin of Fairway Drive to the beginning (containing approximately .578 acres) and being the westerly portion of the property conveyed to Herman L. Griffin and wife Vera Green Griffin as set out above.

Being the same property conveyed to Herman L. Griffin and wife Vera Green Griffin, by deed from John Bernard Daniel, Mary Daniel Booton and Rollin A. Daniel, Jr., of record in Book 2926, page 535, said Register's Office. The said Herman L. Griffin and Vera Green Griffin having both since deceased, with Herman L. Griffin predeceasing Vera Green Griffin, and the will of Vera Green Griffin of record in Will Book 160, page 318, Probate Court Clerk's Office, having devised subject property to Pauline Green Allen, Arthur Green and Ralph Edward Allen.

Subject property is not the usual place of residence of any of the said Grantors.

Subject property is conveyed subject to the following: 1987 Metro taxes which are to be prorated and assumed by Grantee; restrictive covenants of record in Book 996, page 85, and Book 1675, page 601, Register's Office for Davidson County, Tennessee; and two permanent easements and two ten-foot temporary construction easements for sanitary sewers and/or storm drainage of record in Book 4888, page 561, Register's Office for Davidson County, Tennessee.

This is improved property, known as 100 Fairway Drive, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 hereinabove 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of October, 1987.

Pauline Green Allen by Jeffrey Mobley
Pauline Green Allen, by Jeffrey Mobley, attorney-in-fact

Arthur Green by Jeffrey Mobley
Arthur Green, by Jeffrey Mobley, attorney-in-fact

Ralph Edward Allen by Jeffrey Mobley
Ralph Edward Allen, by Jeffrey Mobley, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker, Pauline Green Allen, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of October, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker, Arthur Green, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of October, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker, Ralph Edward Allen, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of October, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7368 PAGE 357

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

77000.00- CAMT.
215.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 225.10-
8567A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70425

IDENTIFICATION REFERENCE

OCT 1 11 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22109