BOOK 7386 PAGE 779 Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157
from unverified information furnished by the parties

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Christopher Eckerle	Mortgage Corporation of the South P.O. Box 10726 Birmingham, Alabama 35202	MAP 150-11 PARCEL 94 2D-69350

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, RALPH H. MAXSON, IV and wife, LISA HURT MAXSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHRISTOPHER ECKERLE and wife, KRISTINA M. ECKERLE hereinafter called the Grantee, Grantee's 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. 237 on the Plan of Towne Village of the Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot No. 237 fronts 69.45 feet on the easterly margin of Towne Valley Road and extends back 153.41 feet on the southerly line and 99.99 feet on the northerly line to a dead line in the rear measuring 73.47 feet thereon.

BEING the same property conveyed to Ralph H. Maxson, IV, unmarried and Lisa Hurt, unmarried by deed from Randall Phillips Builders, Inc. of record in Book 6337, page 393, Register's Office for said County.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mortgage Corporation of the South, recorded in Book 6893, page 607, said Register's Office, and that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is (~~an~~) improved property, known as 3004 Towne Valley Road , Antioch, Tennessee, 37013 .

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of October, 1987.

Ralph H. Maxson, IV

Lisa Hurt Maxson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of October, 1987, before me personally appeared Ralph H. Maxson, IV and wife, Lisa Hurt Maxson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: October 9 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $71,937.77.

Christopher Eckerle
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 19 87.

My Commission Expires: 10-9-91

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

76905

IDENTIFICATION REFERENCE

Oct 26 10 44 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Ralph H. Maxson, IV and wife,
Lisa Hurt Maxson

to:
Christopher Eckerle and wife,
Kristine M. Eckerle

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7386 PAGE 781

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

71937.77- CAMT.
201.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 207.82-
6136A10/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 6. 9. 0. 5.

IDENTIFICATION REFERENCE

OCT 26 10 44 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29500