BOOK 7438 PAGE 505

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 40,000.00 .

Affiant

SWORN to and subscribed before me on this the 21 day of December, 1987.

NOTARY PUBLIC

My Commission Expires: 5-13-89

MORTGAGEE:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Feller Brown Realty	Same	44-5
212 Madison Street		Par 10 Js
Madison, TN 37115		

Mail

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **EULA M. ELDRIDGE, widow,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **FELLER BROWN REALTY & AUCTION COMPANY, INC.,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the northwesterly 10.8 feet of Lot 70 and the southeasterly 61.5 feet of Lot No. 69 on the Plan of Scenic View Subdivision, not of record and also being known as Lot "H" on a Resubdivision of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Havron Avenue, 289.2 feet northwest of the intersection of said Avenue and the Northerly margin of a 20-foot public walkway; thence along Havron Avenue North 46 deg. 29 min. West 72.3 feet; thence North 43 deg. 59 min. East 171.40 feet to a point in the dividing line between Lots Nos. 69 and 52; thence along the line between said Lots and Lots Nos. 53 and 70, South 46 deg. 01 min. East 72.3 feet; thence South 43 deg. 59 min. West 170.82 feet to the point of beginning.

BEING the same property conveyed to LON F. ELDRIDGE and wife, EULA M. ELDRIDGE by Installment Deed from RANDALL PHILLIPS and wife, LOUISE T. PHILLIPS of record in Book 2923, Page 298, Registers' office for Davidson County, TN. The said Lon F. Eldridge has since died.

This is improved property known as 127 Scenic View Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hands this 21st day of December, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eula M. Eldridge
EULA M. ELDRIDGE

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, EULA M. ELDRIDGE, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 21st day of December, 1987.

D. Dianne Ries
NOTARY PUBLIC

D. DIANNE RIES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-13-89

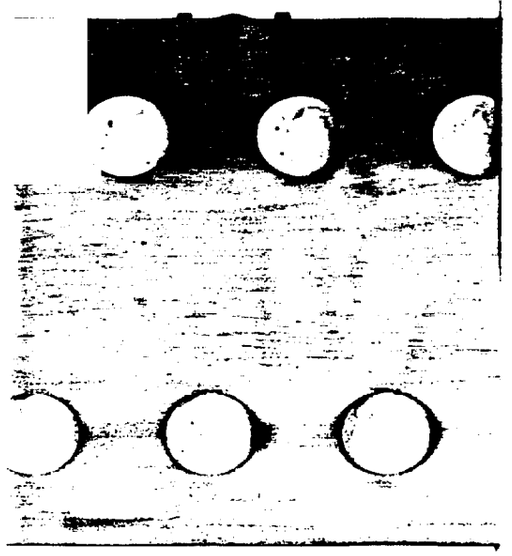
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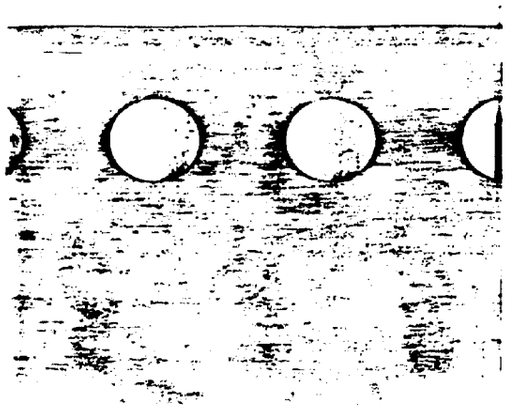
IDENTIFICATION REFERENCE

DEC 30 1 42 PM '87

ELLA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

4316 12/30 0101 03CHECK 118.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT	40000.00
CON TX	112.00
PRFEE	0.50
WDEED	6.00
TOTAL	118.50
CHECK	118.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4316

9. 4. 2. 6. 3.

IDENTIFI REFERENCE

DEC 30 1 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49387