BOOK 7441 PAGE 833

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Michael C. Eades et ux Susan S. Eades	Spencer Creek Rd Fairview, Tn. 37062	94-1-377 23W 2080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,827.40 .

Michael C Eades
Affiant

Subscribed and sworn to before me this 31st day of Dec., 1987.

Teresa G Patton
Notary Public

My Commission Expires:
1/21/90

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 considerations, the receipt of which is hereby acknowledge, I, JAMES P. PATTON, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL C. EADES and wife, SUSAN S. EADES, hereinafter referred to as Grantees, their heirs, successors 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. 194 on the Plan of Edgefield Land Co.'s First Subdivision of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 194 fronts 50 feet on the northerly margin of Long Avenue and extends back between parallel lines 150 feet to a 15 foot alley.

Being the same property conveyed to James P. Patton by deed from Virginia Walling Knox and husband, James L. Knox of record in Book 6814, Page 560, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to restrictions, easements and encumbrances as may affect said premises; and subject to indebtedness to Security Federal Savings and Loan Association secured by a Deed of Trust of record in Book 6880, Page 129, said Register's Office, the balance of which the Grantees herein assume and agree to pay.

Theresa G. Patton, wife of James P. Patton, joins in the execution of this conveyance to convey all right, title and interest she may have in said property.

This is unimproved/improved property, known as 1513 Long Avenue, Nashville, TN 37206

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of DECEMBER, 1987.

James P. Patton
James P. Patton

Theresa G. Patton
Theresa G. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 1987, before me personally appeared JAMES P. PATTON and wife, THERESA G. PATTON, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 31st day of December, 1987.

Teresa Johnson
Notary Public

My Commission Expires:
1/21/90

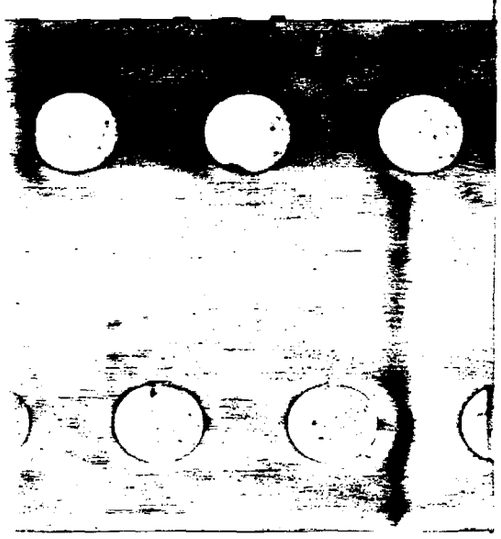
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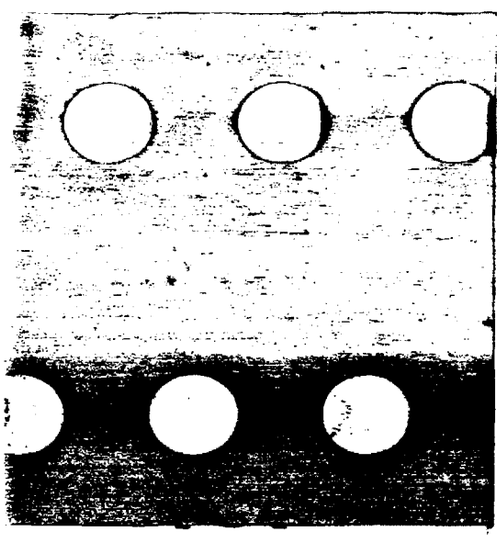
IDENTIFICATION REFERENCE

JAN 4 10 42 AM '88

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

5234 01/04 0101 03CHECK 81.54





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	26827.40
DEMTX	75.04
PRFEE	0.50
WDEED	6.00
TOTAL	81.54
CHECK	81.54

1/04/88 01 10:45 0001 5234

9 5 0 5 2

IDENTIFICATION REFERENCE

JAN 4 10 42 AM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN

No. 50285