BOOK 7441 PAGE 836

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 Franklin Tn. 37064	72-7-112

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,874.01 .

Michael C Eades
Affiant

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

Susan A Smith
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, JIM PATTON A/K/A 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. 15 and Part of Lot No. 16 on the Plan of the L. A. Warren Re-subdivision of Block C of R. M. Dudley's Subdivision, of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 92.4 feet on the easterly line and 76.8 feet on the westerly line to the northerly line of Tennessee Electrical Power Company right-of-way, measuring 52.5 feet thereon.

Said part of Lot No. 16 fronts 25 feet on the southerly margin of Kirkland Avenue and runs back between lines 65 feet on the west line and 76.8 feet on the east line to a dead line in the rear on which it measures 47 feet.

Being the same property conveyed to Jim Patton by deed from Frank Huff and wife, Tobi Huff of record in Book 6889, Page 157, 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 6949, Page 15 said Register's Office, the balance of which the Grantees herein assume and agree to pay.

Theresa G. Patton, wife of Jim Patton a/k/a 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 1409 Kirkland Avenue, Nashville, TN

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
Jim Patton a/k/a
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 JIM PATTON A/K/A 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 A. Smith
Notary Public

My Commission Expires:
1/21/90

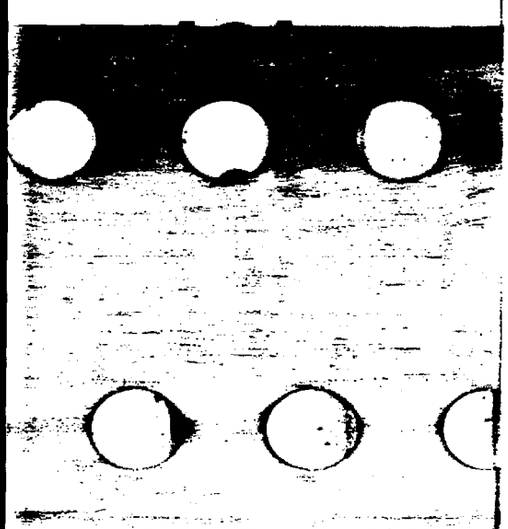
9.50.53

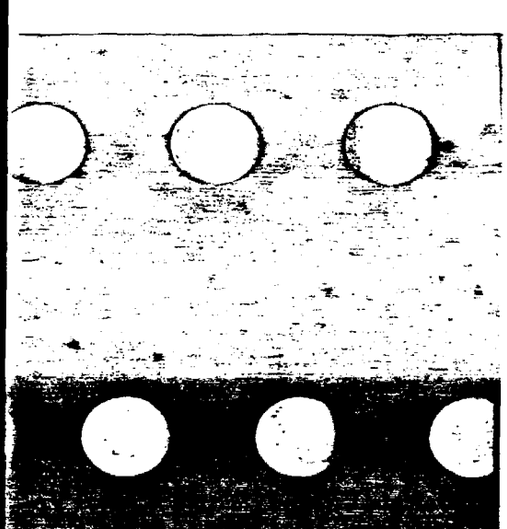
IDENTIFICATION REFERENCE

JAN 4 10 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1010 CHECK 81.82





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7441 PAGE 838

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 26874.01
				CON TX 75.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 81.82
				CHECK 81.82
01/04/89	01			10:46 0001 5235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 0 5 3

IDENTIFI REFERENCE

JAN 4 10 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 50286