BOOK 7453 PAGE 735

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00256365

Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl H. Eaton, Jr.	Third National Mortgage	83-1
(NAME)	(NAME)	
2207 Wickson Avenue	P.O. Box 2628	PARCEL 190
(STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN 37219 (STREET ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Carl H. Eaton, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Carl H. Eaton, Jr. have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of 40,409.00 secure by a deed of trust of record in Book 6813, page 58,

Jerry G. Freeman and wife, Martha D. Freeman

have this day bargained and sold, and do hereby transfer and convey unto the said Carl H. Eaton, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Granada Place, of record in Book 3106, page 34, Register's Office for said County.

Said Lot No. 1 fronts 60.00 feet on the southerly margin and extends back between parallel lines 101 feet to a dead line.

Being the same property conveyed to Jerry G. Freeman and wife, Martha D. Freeman by deed from Benjamin S. Mitchell joined by his wife, Ann R. Mitchell of record in Book 6188, page 58, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,059.64

Subscribed and sworn to before me this the 19th *day of* January *19* 88

My commission expires 3-11-90

(Affix Seal)

Affiant Carl H. Eaton Jr.

Notary Public

This is improved ( ) unimproved ( ) property, known as 1002 Granada Avenue, Nashville, Tn.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 19th *day of* January *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry G. Freeman

Martha D. Freeman

Martha D. Freeman

4113-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned *a Notary Public in and for said County and State* Jerry G. Freeman and wife, Martha D. Freeman

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 19th *day of* January, 1988

Commission expires 3-11-90 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

99302

IDENTIFICATION REFERENCE

JAN 21 2 40 PM '88

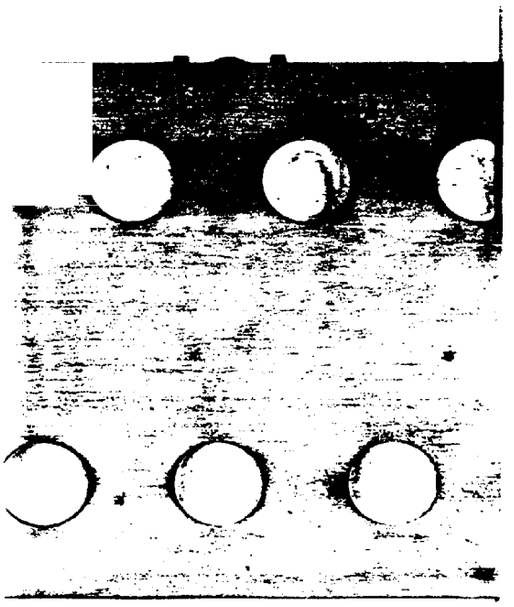
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

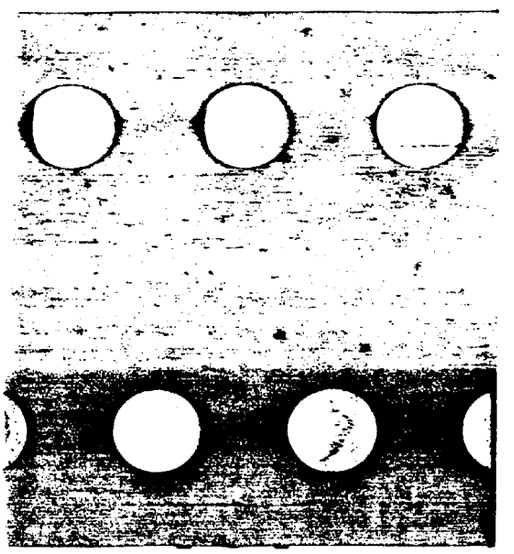
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

DAMT	40059.64
CON TX	112.28
PRFEE	0.50
WDEED	6.00
TOTAL	118.78
CHECK	118.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0260

99302

IDENTIFT REFERENCE

JAN 21 2 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55197