BOOK 7465 PAGE 259 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Vera Mai Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1988

Frank M. Newman
Notary Public

MY COMMISSION EXPIRES: Sept 11, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Frank M. Newman, Atty., 2623 Lebanon Road, Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane B. Eakes (NAME)	Mrs. Jane Eakes (NAME)	Map 120-2
149 Barker Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 140510 (STREET ADDRESS)	Par 85
Donelson, Tenn. 37214 (CITY) (STATE) (P.O. ZIP)	Donelson, Tenn. 37214 (CITY) (STATE) (ZIP)	2DA 58035

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Vera Mai Blair, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane B. Eakes

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 24 on the Map of Stardust Acres as of record in Book 1424, page 92, in the Register's Office for said County.

Saif Lot No. 24 fronts 60 feet on the northerly side of Venus Drive and runs back between parallel lines 170 feet to a 20 foot alley.

Being the same property conveyed to Dudley E. Blair (now deceased) and wife, Vera Mai Blair, by deed from Marvin E. Rainey, Jr., as of record in Book 2803, page 409, in said Register's Office.

5111 02/08 0101 03CHECK 93.30

0.3.4.6.7.

IDENTIFICATION

FEB 8 2 28 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 1320 Venus Drive, Nashivlle, Tennessee 37210
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 hand this 8th day of February, 1988

Vera Mai Blair

Vera Mai Blair

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frank M. Newman, a Notary Public in and for said County and State, the within named Vera Mai Blair

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

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 1988

Frank M. Newman Notary Public

Commission Expires Sept 11, 1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

VERA MAI BLAIR, a widow

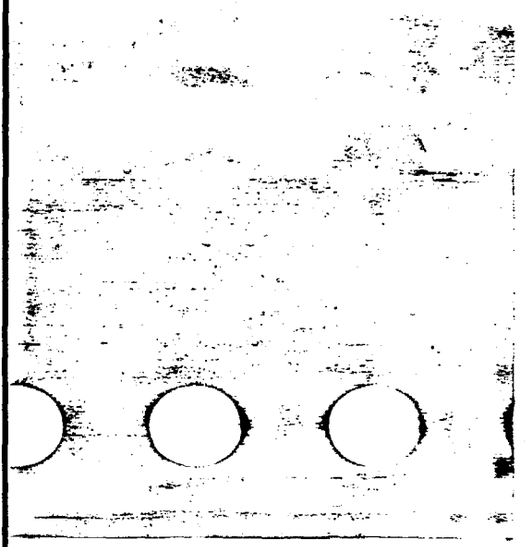
TO

JANE B. EAKES

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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



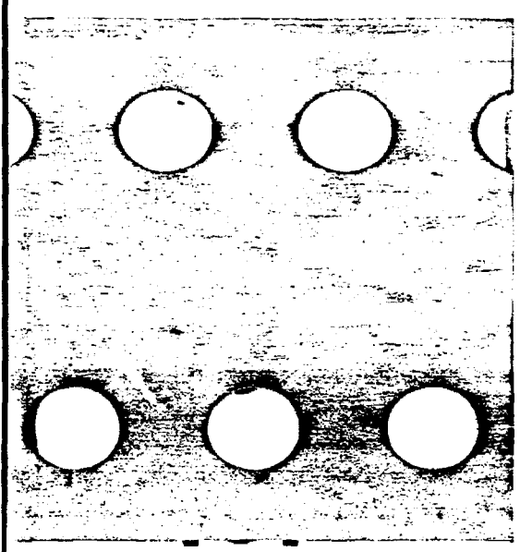
RECEIVED OF _____

FOR _____

BOOK 7465 PAGE 261

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~~	~~31000.00~~
CON TX	86.80
PRFEE	0.50
WDEED	6.00
TOTAL	93.30
CHECK	93.30

02/08/88 01 14:30 0001 5111

034677

IDENTIFICATION REFERENCE

FEB 8 2 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59940