This Instrument Prepared by:

LEE and LEE
ATTORNEYS AT LAW, P.C.
109 EAST GAY ST.
LEBANON, TENNESSEE 37087

BOOK 7503 PAGE 527

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	
Christopher Kirya	The Lomas & Nettleton Co.	MAP 75-4
(NAME)	(NAME)	
896 LAKEMONT DR.	2001 Bryan Tower	PARCEL 199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
LEBANON TN 37220	Dallas, Tx. 75201	GROUP 4D-24889
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable valuable considerations, the receipt of which is hereby acknowledged,

Dale Gene Eckler and wife, Mary Jo Eckler

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher Kirya.

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:

Being Lot No. 450 on the Plan of Tulip Grove, Section 7, of record in Book 4300, page 186, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being the same property conveyed to Dale Gene Eckler by deed from Frank Batson and wife, Judy W. Batson, dated June 5, 1984, of record in Book 6323, page 686, Register's Office for said County.

This conveyance is subject to Restricitive Covenants of record in Book 4639, page 267, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a Deed of Trust executed by Frank and Judy W. Batson to Ernest W. Turnbull, Trustee for the Lomas & Nettleton Company, dated May 29, 1984, with a present unpaid principal balance of $ 67,811.40 of record in Book 6308, page 130, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees. 196.34

17102

IDENTIFICATION REFERENCE

MAR 30 3 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) **4762 Trenton Drive Hermitage 37076Tennessee**

This is improved (X) property, known as

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, successors, assigns 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.

POSSESSION TO BE GIVEN **Date of Deed**

EXECUTED ON THIS THE **29th** DAY OF **March**, 19**88**.

Dale Gene Eckler

Dale Gene Eckler

Mary Jo Eckler

Mary Jo Eckler

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dale Gene Eckler and wife, Mary Jo Eckler

the within named bargainor, 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 seal at office in Wilson, Tennessee, this 29th day of March, 19 88.

Commission Expires: 8-26-90

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority 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 within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

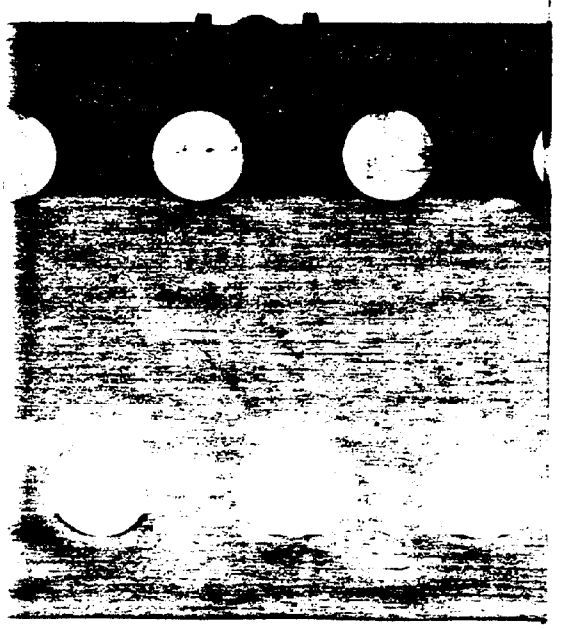
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 67,811.40, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of March, 19 88

My Commission Expires: 8-26-90

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

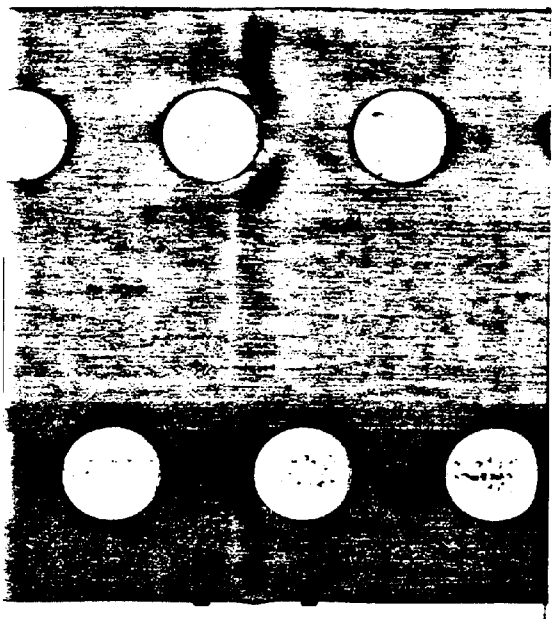
BOOK 7503 PAGE 529

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 67911.40
CON TX 189.84
PRFEE 0.50
WDEED 6.00
TOTAL 196.34
CHECK 196.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1161



17102

IDENTIFICATION REFERENCE

Mar 30 3 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75697