BOOK 7582 PAGE 778

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed *Made the* 17th *day of* June *A. D.* 19 88 *by*
RONALD W. EASTBURN and WENDY W. EASTBURN, his wife

hereinafter called the grantor, to
Christina Y. Tallent and husband, Marion B. Tallent

whose postoffice address is
hereinafter called the grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 100.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Davidson *County,* ~~Florida~~ Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of West Meade Hills, Section 4, of record in Book 3300, page 46, said Register's Office.

Said Lot No, 121 fronts 126.0 feet on the Southeasterly side of Rodney Drive and fronts 245.0 feet on the Southwesterly side of Pennywell Drive, said frontages being joined by a curve which measures 39.27 feet and runs back 151.0 feet on the Southeasterly lot line and 270.0 feet on the Southwesterly lot line to a point of intersection.

Being the same property conveyed to Ronald W. Eastburn and wife, Wendy W. Eastburn by deed from Marion B. Tallent and wife, Christine Y. Tallent of record in Book 6262, page 372, Register's Office for Davidson County, Tennessee.

Together with the following items of personal property, to wit: Range/Oven, Dishwasher, Disposal, Fan/Hood, Wood Stove, Fireplace Glass Doors, Ceiling Fan, Window Coverings.

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances; except taxes accruing subsequent to December* 31, 19 87 and restrictions and easements of record.

9685 06/24 0101 03CHECK 381.70

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Ronald W. Eastburn L.S.
Ronald W. Eastburn

Wendy W. Eastburn L.S.
Wendy W. Eastburn

SPACE BELOW FOR RECORDERS USE

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

RONALD W. EASTBURN and WENDY W. EASTBURN, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of June, A. D. 19 88

NOTARY PUBLIC STATE OF FLORIDA

This instrument prepared by:

Address

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 24, 1990

IDENTIFICATION REFERENCE

43694

JUN 24 2 05 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $ 134,000.00.

Christina Y. Tallent
Affiant

Subscribed and sworn to before me, this the 20th day of June 1988.

Notary Public

My Commission Exprires: 10-29-88

NOTARY PUBLIC AT LARGE WILKINSON COUNTY

ADDRESS NEW OWNER:
Christina Y. Tallent
846 Rodney Dr.
Nashville, TN. 37215

SEND TAX BILLS:
Troy & Nichols, Inc.
P.O. Box 4025
Monroe, LA 71211-4025

TAX INFO.
Map 115-9
Parcel 24
8DZ-63145

Warranty Deed

Ronald W. Eastburn and Wendy W. Eastburn, his wife

To

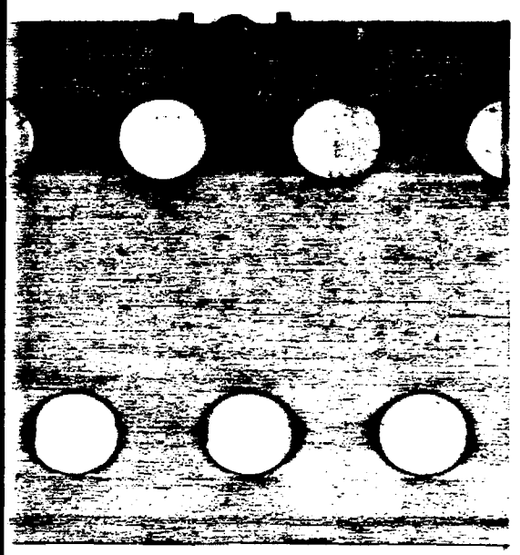
Christina Y. Tallent and husband, Marion B. Tallent

RAMCO FORM 01

(C-A)

OFFICIAL RECEIPT

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



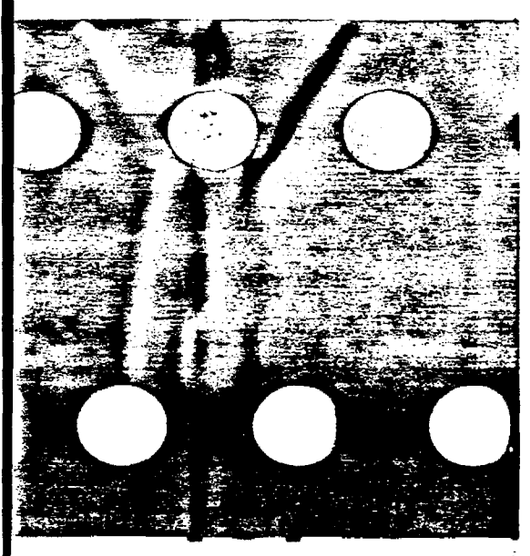
RECEIVED OF _____

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
				CAMT
				134000.00
				CON TX 375.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 381.70
				CHECK 381.70
06/24/88		01		14:09 0001 9685



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

436694

IDENTIFI REFERENCE

JUN 24 2 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106464