File #6974

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7589 PAGE 608

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN L. EBAUGH, JR.	NEW OWNER(S)	MAP 117-8
(NAME)	(NAME)	
3850 11th Avenue South		PARCEL 276
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Birmingham, Alabama 35222		FBN 16DA-05875
(CITY) (STATE) (P. O. 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RYK W. LINDEN and wife, KATHERINE J. LINDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. EBAUGH, JR., married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 6 on the Plan of Hawthorne Subdivision, as of record in Plat Book 1424, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryk W. Linden and wife, Katherine J. Linden by deed from John Paul Walters and wife, Janice Jordan Walters of record in Book 6743, page 341, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 1424, page 22, said Register's Office.

45843

IDENTIFICATION REFERENCE

JUL 1 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3102 07/01 0101 03CHECK 310.76

unimproved (XX)
This is improved ( ) property, known as 1500 Clifton Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June, 19 88

~~RYK W. LINDEN~~ Ryk W. Linden

~~KATHERINE J. LINDEN~~ Katherine J. Linden by Ryk W. Linden, Attorney-In-Fact for the said Katherine J. Linden by Power of Attorney recorded simultaneously herewith.

BOOK 7589 PAGE 609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYK W. LINDEN, married

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June 19 88.

My commission expires 3-11-1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryk W. Linden, married, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker, Katherine J. Linden, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of June, 1988.

Notary Public

My commission expires: 3-11-1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 88

MY COMMISSION EXPIRES: 3-11-1991
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

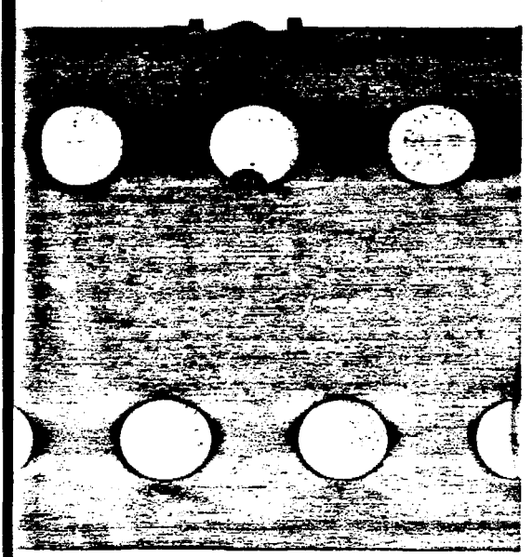
RYK W. LINDEN and wife,
KATHERINE J. LINDEN

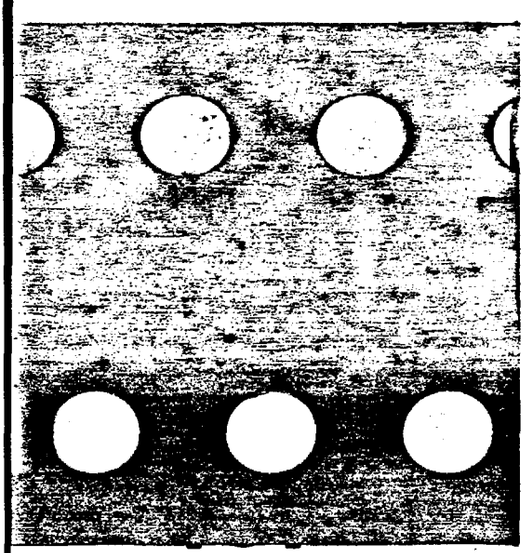
TO

JOHN L. BEAUGH, JR., married

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7589 PAGE 610

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 92250.00
				CON TX 304.26
				PRFEE 0.50
				WDEED 6.00
				TOTAL 310.76
				CHECK 310.76
07/01/88	01			14:39 0001 3102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45843

IDENTIFICATION REFERENCE

JUL 1 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108979