This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Robert Martin Garfinkle, Successor Trustee, and Eva R. Garfinkle

TO

James K. Eaton and wife, Toni C. Eaton and Wilma J. Eaton

For draftsman's use

Prepared by:
D.W. McMackin
219 Fifth Avenue, North
Nashville, TN 37219

BOOK 7633 PAGE 870

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Eaton, et al. (NAME)	Same (NAME)	93-10-218
1001 8th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	216, 217
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	93-14-463

(FOR REGISTER'S USE)

Tract 1: 093-10-0 218.00
13W13450

Tract 2: 093-14-0 463.00
13W13460

Tract 3: 093-10-0 216.00
13W12715

Tract 4: 093-10-0 217.00
13W12710

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 120,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF August 19 88.

Notary Public

MY COMMISSION EXPIRES: 1/9/91

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- **DOLLARS**

cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, ROBERT MARTIN GARFINKLE, Successor Trustee, and EVA R. GARFINKLE, unmarried, hereinafter referred to as Grantors,

9968 08/23 0101 03CHECK 408.50

6 1 1 9 3

IDENTIFICATION REFERENCE

Aug 23 1 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

have bargained and sold, and by these presents do transfer and convey unto the said James K. Eaton and wife, Toni C. Eaton, and Wilma J. Eaton

hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I: Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 128 and all of Lot No. 129 on the Plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 697, Register's Office for said County.

Said Lot No. 129 and part of Lot No. 128 front together 70 feet on the easterly side of Sixth Avenue South and run back between parallel lines 210 feet to an alley.

Being the same property conveyed to Sam Garfinkle, Trustee, by deed from H.F. Todd, Trustee of record in Book 1238, page 352, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Robert Martin Garfinkle, Successor Trustee, by appointment of record in Book 5237, page 126, Register's Office, Davidson County, Tennessee, under Will of Sam Garfinkle, of record in Will Book 96, page 468, Probate Court of Davidson County, Tennessee, being Probate Case No. 54468.

Tract II: Land in Davidson County, Tennessee, being parts of Lots Nos. 127 and 128 on the plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 697, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, November 11, 1947, as follows:

Beginning at a point in the southwesterly margin of Alley No. 71, 114.17 feet southerly from the intersection of the southwesterly margin of said Alley and the southerly margin of Lea Avenue; thence southwestwardly 60.3 feet to an iron pipe in the northeasterly margin of Lafayette Street (Extension); thence with the northeasterly margin of said Lafayette Street, southeastwardly 94.15 feet to the intersection of the northeasterly margin of said Lafayette Street and the southwesterly margin of Alley No. 71; thence with the southwesterly margin of said Alley, northwestwardly, 70.9 feet to the beginning.

Being the same property conveyed to Sam Garfinkle, Trustee, with full power and authority to sell, mortgage or convey without the joinder of any beneficiary, by deed from Charles M. Ferriss, Trustee and Charles M. Ferriss of record in Book 1540, page 181, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Martin Garfinkle, Successor Trustee, by appointment of record in Book 5237, page 126, Register's Office for Davidson County, Tennessee, under Will of Sam Garfinkle, of record in Will Book 96, page 468, Probate Court of Davidson County, Tennessee, being Probate Case No. 54468.

Tract III: Land in Davidson County, Tennessee, being part of Lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, page 249, Register's Office for said County, described as follows:

Beginning on the southerly margin of Lea Avenue, formerly South Union Street, at the northwest corner of the property conveyed to Patsey Bradley, et al, by deed from J.M. Overton and wife, of record in Book 315, page 238, said Register's Office; thence with the southerly margin of said Avenue, westwardly 21 feet, more or less, to the northeast corner of the property conveyed to B.D. Shriver by deed from W.B. Redmond, Executor, of record in Book 1023, page 509, said Register's Office; thence with Shriver's easterly line, southwardly 81 feet 6 inches to the northerly line of Lot No. 129 on the plan of Barrow Grove Addition; thence with said line, eastwardly 21 feet, more or less, to Bradley's southwest corner; thence with Bradley's westerly line, northwardly 61 feet 5 inches, more or less, to the beginning.

Being the same property conveyed to Sam Garfinkle by deed from William Hamilton Williamson and wife, Ruth Wiggins Williamson of record in Book 1627, page 135, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Robert Martin Garfinkle, Successor Trustee, by appointment of record in Book 5237, page 126, Register's Office for Davidson County, Tennessee, under Will of Sam Garfinkle of record in Will Book 96, page 468, Probate Court of Davidson County, Tennessee, being Probate Case No. 54468.

Tract IV: Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, page 249, R.O.D.C., Tennessee, described as follows:

Beginning at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being the northeast corner of said Lot No. 4; thence with the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to the northeast corner of a part of said lot

conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line, easterly 48 1/4 feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning.

Being the same property conveyed to Eva R. Garfinkle by deed from Kenneth Brake and wife, Nella Clark Brake, of record in Book 2026, page 581, Register's Office for Davidson County, Tennessee.

This is (X) unimproved ( ) improved property, known as 520 Lafayette Street and 511 Lea Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 and their heirs and assigns 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, except for 1988 real estate taxes, the payment of which has been prorated of even date herewith.

And Grantors do further covenant and bind themselves and their 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.

Witness our hands this 19th day of August, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert Martin Garfinkle
Robert Martin Garfinkle, Successor Trustee

Eva R. Garfinkle
Eva R. Garfinkle, unmarried

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 7633 PAGE 873

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Martin Garfinkle, Successor Trustee, and Eva R. Garfinkle

the bargainors, with whom I am personally acquainted, 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 August, 1988

Notary Public

Commission Expires 1/9/91

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

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

....., Notary Public

Commission Expires .....

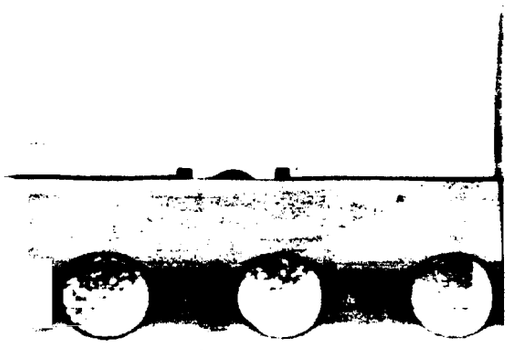
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, 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 .....



OFFICIAL RECEIPT

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

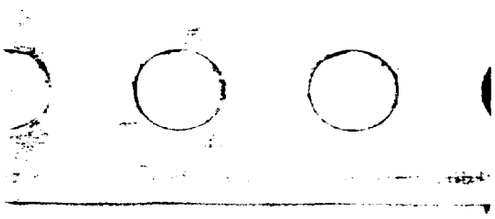
RECEIVED OF _____

FOR _____

BOOK 7633 PAGE 874

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	120000.00
CON TX	396.00
PRFEE	0.50
WDEED	12.00
TOTAL	408.50
CHECK	408.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/88 01 13:59 0001 9968



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IDENTIFICATION REFERENCE

Aug 23 1 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126490