This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 7635 PAGE 791

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vernetta J. Small	Metro Mortgage Corporation	60-12 70
(NAME)	(NAME)	
217 Hart Lane	37899 West Twelve Mile,Suite 100	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Farmington Hills, Michigan 48331	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Vernetta J. Small, a single woman and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

James Willie Eads and wife, Alma A. Eads

have this day bargained and sold, and do hereby transfer and convey unto the said Vernetta J. Small, a single woman

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Dewey E. Moore Lands, according to a survey made August 19, 1959.

Said Lot No. 4 fronts 55.0 feet on the northerly margin of Hart Lane Extended, and runs back between parallel lines 197.0 feet to a rear line which measures 55.0 feet.

Being the same property conveyed to James Willie Eads and wife, Lois Marie Eads by Installment Deed from Dewey E. Moore and wife, Ester R. Moore of record in Book 4563, page 474, Register's Office for Davidson County, Tennessee. The said Lois Marie Eads having since died and title to said property reverting to James Willie Eads as the surviving Tenant by the Entireties. James Willie Eads is now married to Alma A. Eads.

6 | 9 2 5

IDENTIFICATION REFERENCE
AUG 25 | 32 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 40,000.00
Subscribed and sworn to before me this the 23rd *day of* August 1988
My Commission expires: 11/12/90 *(Affix Seal)*
Affiant Vernetta J. Small
Notary Public Kristine M. Hanson

This is improved (XX) unimproved ( ) property, known as 217 Hart Lane Nashville, TN 37207
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 23rd *day of* August *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Willie Eads

Alma A. Eads

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Kristine M. Hanson, *a Notary Public in and for said County and State* James Willie Eads and wife, Alma A. Eads

the within named bargainor (s), *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 official seal at Brentwood, *Tennessee, this* 23rd *day of* August, *19* 88

Kristine M. Hanson *Notary Public*

Commission expires 11/12/90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public 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* _____, *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 _____

WARRANTY DEED

FROM James Willie Eads and wife, Alma A. Eads

TO Vernetta J. Small, a single woman

0806 08/25 0101 03CHECK 138.50

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	40000.00
CON TX	132.00
PRFEE	0.50
MDEED	6.00
TOTAL	138.50
CHECK	138.50

08/25/88 01 13:35 0001 0806

61925

IDENTIFICATION REFERENCE

Aug 25 1 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127316