Box 41

BOOK 7653 PAGE 654

WARRANTY DEED

FROM: Gerald L. Johnston and wife, Norma Jean Johnston, Grantors

TO: Robert W. Eggers and wife, Julia K. Eggers, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2441 Pennington Road Nashville, Tn 37214		Map 73-11 Parcel 64
		Field Book Numbers
	Same	03DZ-47300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty Thousand Dollars ($60,000).

Julia K. Eggers
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of September, 1988.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Gerald L. Johnston and wife Norma Jean Johnston, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Robert W. Eggers and wife Julia K. Eggers, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 114 on the Plan of Sunset View, Section I, Revised Subdivision of record in Book 2663, page 27, Register's Office for Davidson County, Tennessee.

Said Lot 114 fronts 117.7 feet on the northeast margin of Cabin Hill Road and fronts 133.4 feet on the southeasterly margin of Dundee Lane with a curve at the intersection measuring 31.42 feet, and having a southeastern lot line of 116.9 and a northeastern lot line of 128 feet.

Being the same property conveyed to Grantors by deed from Glenn T. Stewart and wife S. Ethleen Stewart of record in Book 6628, page 727, said Register's Office.

This is improved property, known as 2301 Dundee Lane, Nashville, Tennessee 37214.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which have been prorated and will be paid by Grantees.

2. Restrictive covenants of record in Book 2492, page 307 and Book 2925, page 501, said Register's Office.

3. Easement for sanitary sewers or storm drainage granted to Metro by instrument of record in Book 6835, page 521, said Register's Office.

4. All easements, conditions and other matters shown on the Plan of Record recorded in Book 2663, page 27, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness Grantors hands this 14th day of September, 1988.

GERALD L. JOHNSTON

NORMA JEAN JOHNSTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, GERALD L. JOHNSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of September, 1988.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, NORMA JEAN JOHNSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of September, 1988.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

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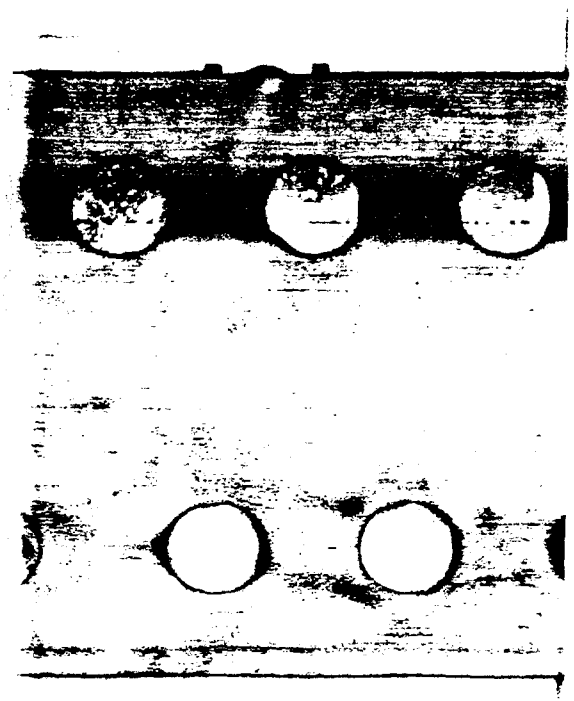
TENNTITLE REFERENCE

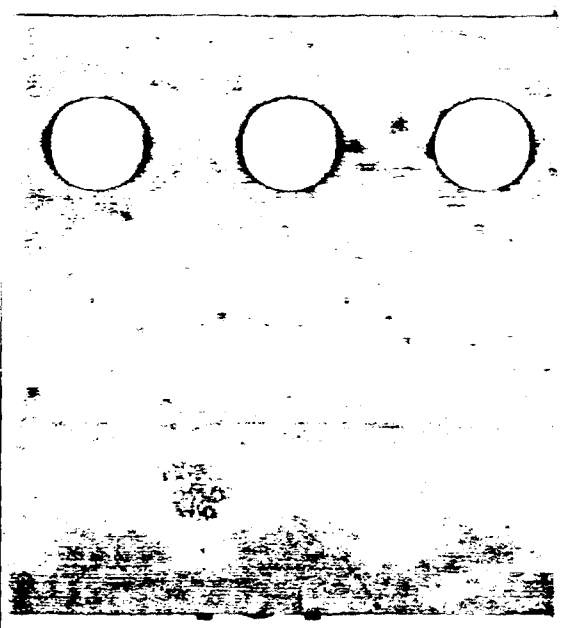
SEP 15 4 06 PM '88

FEE $ MR SHELBY REGISTER
DAVIDSON COUNTY TN

7535 09/15 0101 03CHECK 207.50

5080R/9-14-88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7653 PAGE 657

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	60000.00
CON TX	198.00
PRFEE	0.50
WDEED	9.00
TOTAL	207.50
CHECK	207.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/88 01 16:08 0001 7535

6 7 9 6 4

IDENTIFICATION REFERENCE

SEP 15 4 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 134549