File Box 8/tl

**THIS INSTRUMENT PREPARED BY:** **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

**ADDRESS NEW OWNER:**
Shirley A. Eschbach
1414 Preston Drive
Nashville, TN 37206

**MORTGAGEE:**
First Investment Company

4300 East Broad Street
Columbus, Ohio 43216

**MAP-PARCEL NUMBERS:**
MAP 72-16
PARCEL 145
15DA-36595

**WARRANTY DEED**

BOOK 7688 PAGE 86

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Patricia L. Czarnik, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Shirley A. Eschbach, unmarried

hereinafter called the Grantee, Grantee's 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, Tennesssee, being the northerly part of Lot No. 18 on the plan of Porter Heights, Part 4, of record in Book 1424, page 103, Register's Office for said County.

SAID part of Lot No. 18 fronts 103 feet on the westerly margin of Preston Drive and extends back 200 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Patricia L. Czarnik by deed from Vida S. Ball Mays and husband, Lester P. Mays of record in Book 5122, page 429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

1437 10/27 0101 03CHECK 227.27

This is ~~(an)~~ improved property, known as 1414 Preston Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of October, 19 88.

Patricia L. Czarnik

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 25th day of October, 19 88, before me personally appeared Patricia L. Czarnik, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 7688 PAGE 87

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 66,900.00.

Shirley A. Eschbach
Affiant

Subscribed and sworn to before me, this the 25th day of October, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

8011.6

IDENTIFICATION

Oct 27 11 32 AM '88

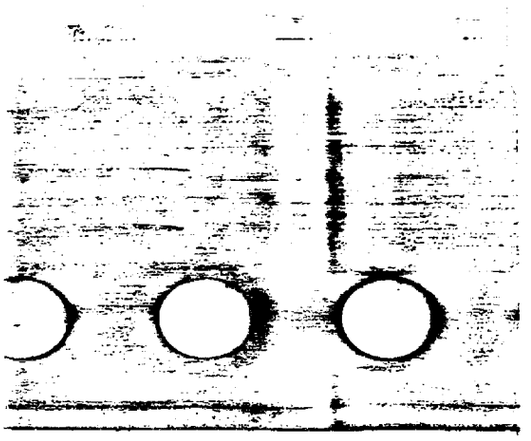
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

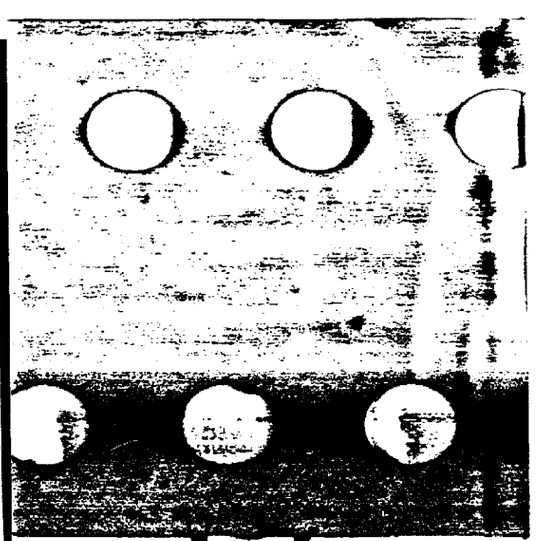
**WARRANTY DEED**

from:
Patricia L. Czarnik, unmarried

to:
Shirley A. Eschbach, unmarried

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 88

| | | |
|---|---|---|
| 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 | 66900.00 |
| CON TX | 220.77 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 227.27 |
| CHECK | 227.27 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/27/83 0001 1437

8011.6

IDENTIFICATION REFERENCE

Oct 27 11 33 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148176