FORM No. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO / MORTGAGEE	MAP-PARCEL NUMBERS
JANE B. EAKES (NAME)	SAME (NAME)	MAP 95-4
P.O. Box 140510 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 33
Nashville Tn 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	3 DZ 12195

FOR AND 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, WE, NELDA MAI LUCAS AND HUSBAND, ALBERT M. LUCAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE B. EAKES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in the Second, formerly the Third Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the westerly margin of Meritt Lane, and said point being 176½ feet North from the southeast corner of Bessie Mai Baker tract; thence Northerly and with the west margin of said Meritt Lane, 100 feet to a stone post; thence westerly 300 feet more or less to the west boundary to the McFarland land; thence with the west boundary of the lot herein conveyed 100 feet to the said Bessie Mai Baker tract, and the same being the South boundary of the lot herein conveyed 300 feet to the place of beginning.

Being the same property conveyed to Bessie Mai Baker by deed of record in Book 898, page 131, Register's Office for Davidson County, Tennessee; Bessie Mai Baker having predeceased her husband, Robert A. Baker, who conveyed the property to his daughter, Nelda Mai Lucas by deed of record in Book 5840, page 75, Register's Office for Davidson County, Tennessee. Robert B. Baker, son of Bessie Mai Baker, conveyed any interest he may have in the property to his sister, Nelda Mai Lucas by deed recorded simultaneously herewith. Robert B. Baker and Nelda Mai Lucas are the only heirs-at-law of Bessie Mai Baker and Robert A. Baker.

This is unimproved ( ) improved (XXX) property, known as 212 McGavock Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. 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.

Witness our hand s this 28th day of December, 19 88

Nelda Mai Lucas — Albert M. Lucas

NELDA MAI LUCAS — ALBERT M. LUCAS

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NELDA MAI LUCAS AND HUSBAND, ALBERT B. LUCAS

the bargainor S, 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 28th day of December, 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

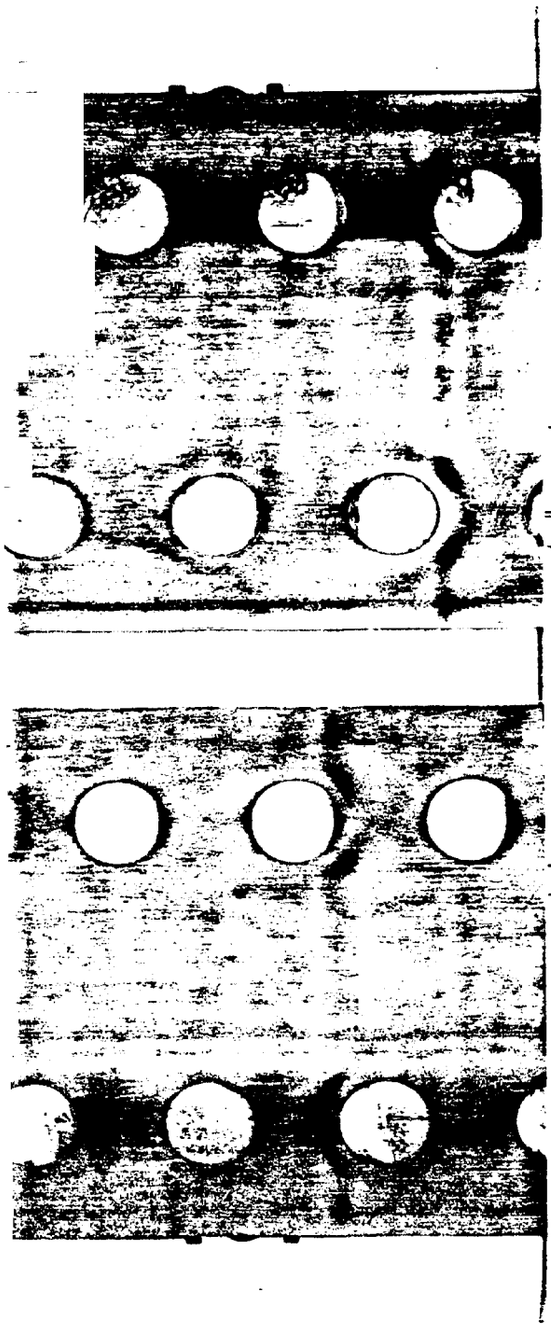
98493

IDENTIFICATION REFERENCE

JAN 3 10 25 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

2723 01/03 0101 03CHECK 336.50



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	100000.00
			CON TX	330.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	336.50
			CHECK	336.50
01/03/89	01	10:27	0001	2723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98493

IDENTIFI REFERENCE

JAN 3 10 25 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169426