MDSWP1639 03/23/89 rc

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Dawn Eanes Wright and Ricky Edward Wright 2121 Shaw Road Goodlettsville, TN 37072	Same	Part of Map 23 Parcel 94

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 of which is hereby acknowledged, H. Ray Eanes and F. Joan Eanes ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Dawn Eanes Wright and Ricky Edward Wright, as tenants-by-the-entireties ("Grantees"), their heirs and assigns, certain tract or parcel of land in Davidson County, Tennessee, as more particularily described on Exhibit A attached hereto.

This is unimproved property located on Lickton Pike, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Taxes for 1989, a lien but not yet due and payable.

2. Such matters as would be reflected on an accurate survey of the Property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 25th day of March 1989.

H. Ray Eanes

F. Joan Eanes

20316

MAR 29 4 05 PM '89

0302 03/29 0101 03CHECK 34.25

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, H. Ray Eanes and F. Joan Eanes, the within named bargainors, 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, at office, this 25th day of March, 1989.

Betty E. Hulan
Notary Public

BETTY E. HULAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $7,500.

Affiant

Sworn to and subscribed before me this 28th day of March, 1989.

Carol M. Walker
Notary Public

CAROL M. WALKER NOTARY PUBLIC DAVIDSON COUNTY

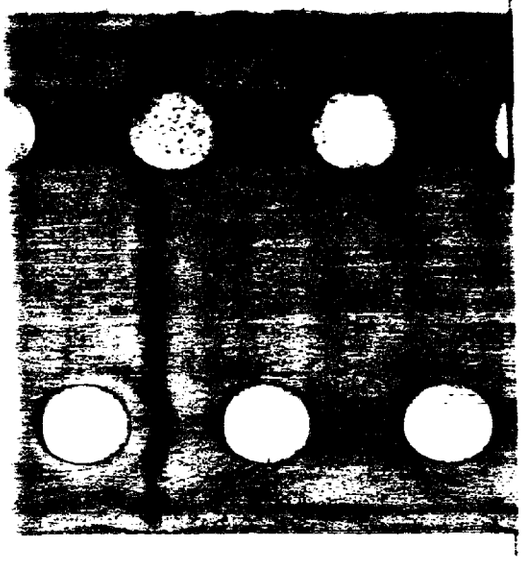
My Commission Expires:

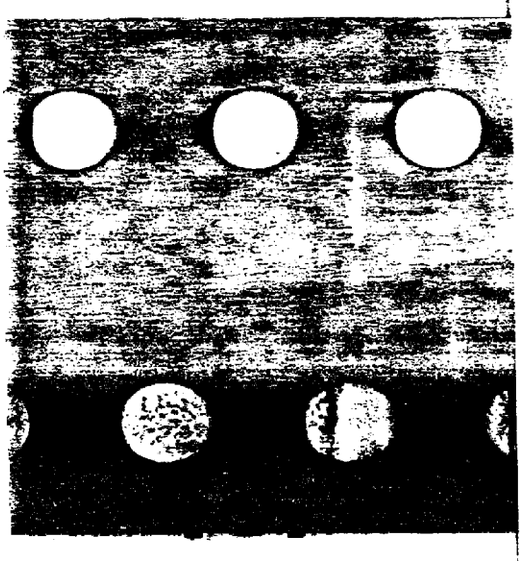
May 13, 1989

EXHIBIT A

LAND IN THE SECOND DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY OF H. RAY EANES AND WIFE, F. JOAN EANES AS OF RECORD IN DEED BOOK 6754, PAGE 572, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERN MARGIN OF LICKTON PIKE, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF ELIZABETH D. INGRAM AS OF RECORD IN DB. 3135, PG. 293, R.O.D.C.T., AND THE NORTHWEST CORNER OF THIS TRACT: THENCE WITH THE SOUTHERN MARGIN OF LICKTON PIKE AND A CURVE TO THE LEFT HAVING A DELTA OF 07° 07'12", RADIUS OF 628.050 FEET, LENGTH OF 78.046 FEET, CHORD BEARING OF N. 45° 16'29" E. 78.00 FEET TO A POINT; THENCE WITH ROAD MARGIN, N. 41° 42'53" E. 312.00 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD MARGIN, S. 48° 17'07" E. 534.20 FEET TO AN IRON PIN: THENCE, S. 42° 25'35" W. 430.11 FEET TO AN IRON PIN ON THE LINE OF INGRAM; THENCE WITH LINE OF INGRAM, N. 43° 58'29" W. 535.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS, AS SURVEYED BY DONALD R. CARVER, JANUARY 18, 1989.





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

RECEIVED OF _____

FOR _____

BOOK 7804 PAGE 4

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	7500.00
CON TX	24.75
[illegible]	0.50
MDEED	9.00
TOTAL	34.25
CHECK	34.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/89 01 16:06 0001 0302

20316

IDENTIFICATION REFERENCE

MAR 29 4 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194775