[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[	Troy & Nichols, Inc.	
[Nelson L. Eddy et ux.	ATTN: Tax Department	Map and Parcel
[3316 New Towne Road	P. O. Box 4025	150-11-72
[Antioch, TN 37013	Monroe, LA 71211-4025	
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, I, Marla Rebecca Stearnes, unmarried, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Nelson L. Eddy and wife, Mariana D. Eddy, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 180 on the Plan of Towne Village of The Country, Section II as of record in Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts 60 feet on the southeasterly margin of New Towne Road and extends back 144.22 feet on the northerly line and 156.34 feet on the southerly line to a dead line in the rear measuring 101.85 feet thereon.

Being the same property conveyed to Marla Rebecca Stearnes, unmarried, by deed from Trent Robert Lynn and wife, Wanda Gray Lynn, of record in Book 7284, Page 364, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3316 New Towne Road, Antioch, Tennessee 37013.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record and all matters therein in Plat Book 5200, Page 176, said Register's Office; (2) Restrictions for Towne Village of The Country of record in Book 5456, Page 511, said Register's Office; (3) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $69,000.00.

[Mariana D. Eddy
[Affiant

[Subscribed and sworn to before me this 21st day of April, 1989.

[Cindy S. Smith
[Notary Public
[My Commission Expires: 11/12/90

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees 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 except as set forth herein.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of April, 1989.

Marla Rebecca Stearnes

Marla Rebecca Stearnes
BY: Corinne Segalla
Corinne Segalla as her Attorney in fact as authorized by a Limited Power of Attorney dated March 28, 1989, and recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

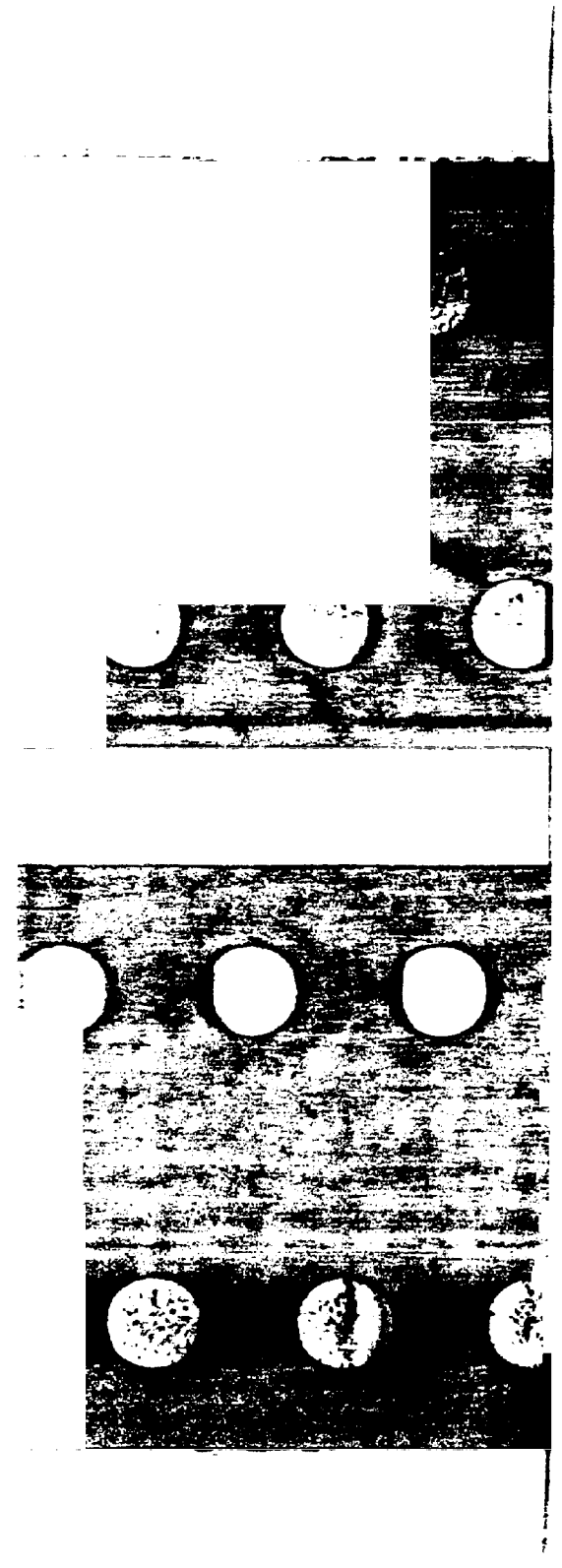
Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Corinne Segalla with whom I am personally acquainted, or who proved to me on satisfactory evidence, and who acknovledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Marla Rebecca Stearnes, unmarried, and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1989.

Cindy S. Smith

Notary Public
My Commission Expires: 11/12/90

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7823 PAGE 284

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	69000.00
CON TX	227.70
PRFEE	0.50
[illegible]	6.00
TOTAL	234.20
CHECK	234.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/89 01 12:58 0001 8532

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TWENTY-THREE DOLLARS

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No. 202884