WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jane B. Eakes	Same	84-15-137
P. O. Box 140510		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 64,000.00.

Affiant

Subscribed and sworn to before me this 11th day of August 1989.

Notary Public

My Commission Expires:
1/20/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LEONARD E. LANNOM, III, RONALD D. LANNOM, EDNA ROSE LANNOM HOAK, and DOUGLAS V. LANNOM, ALL OF THE HEIRS AT LAW OF BETTYE C. LANNOM A/K/A BETTYE R. LANNOM, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JANE B. EAKES, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 1 of part of L. E. Lannom Lands, near Donelson, described according to a survey made by Z. J. Wilkinson, Surveyor, October 28, 1947, as follows:

Beginning on the westerly margin of Fairway Avenue 15.5 feet north of the northerly line of R.D. Stanford's Subdivision, as of record in Book 547, page 186, Register's Office for said County; thence with the westerly line of Fairway Avenue northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said lots westwardly 300 feet; thence southwardly 100 feet; thence eastwardly 300 feet to the westerly margin of Fairway Avenue, the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS PROPERTY CONVEYED TO DAVIDSON COUNTY, TENNESSEE BY RIGHT OF WAY DEED FROM LEONARD E. LANNOM AND WIFE, MAUDE LANNOM OF RECORD IN BOOK 2158, PAGE 290, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

Beginning at the northeast corner of the property conveyed by Leonard E. Lannom and wife, Maude Lannom to H. L. Cathey and wife, Jeannie Lannom Cathey, as of record in Book 1757, page 305, R.O.D.C., Tennessee; thence northerly 321 feet more or less parallel to and 25 feet westerly from the survey center line of Fairway Drive, thence, S 86 degrees 30 minutes E 9.5 feet to the

northwest corner of the property conveyed to Ralph Wheatley, Agent, of record in Book 2023, page 336, R.O.D.C., Tennessee, thence S 4 degrees 30 minutes W 320 feet with the west line of the property conveyed by Lannom to Gaines as of record in Book 1286, page 621, R.O.D.C., Tennessee, thence westerly 25 feet to the point of beginning and containing 0.13 acre.

Being part of the property conveyed to Leonard E. Lannom, Jr., and wife, Bettye C. Lannom by deed from George A. Patton and wife, Napalou M. Patton of record in Book 1638, page 237, Register's Office for Davidson County, Tennessee, the said Leonard E. Lannom, Jr., having predeceased Bettye C. Lannom. The said Bettye C. Lannom having since died and title now vested in her HEIRS AT LAW.

Subject to Sanitary sewers and/or storm drainage easement of record in Book 4888, page 581, Register's Office for Davidson County, Tennessee.

This is improved property, known as 98 Fairway Drive, Nashville, Tennessee.

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, her heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of August, 1989.

Leonard E. Lannom III
Leonard E. Lannom, III

Ronald D. Lannom
Ronald D. Lannom

Edna Rose Lannom Hoak
Edna Rose Lannom Hoak

Douglas V. Lannom by
Douglas V. Lannom
Leonard E. Lannom III Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of August, 1989, before me personally appeared LEONARD E. LANNOM, III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville TN, this 9th day of August, 1989.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/90

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 1989, before me personally appeared RONALD D. LANNOM, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville TN, this 10th day of August, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of August, 1989, before me personally appeared EDNA ROSE LANNOM HOAK, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville TN, this 9th day of August, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of August, 1989, before me personally appeared LEONARD E. LANNOM, III, A/K/A LEONARD EDWARD LANNOM, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOUGLAS V. LANNOM, as his Attorney in Fact, acknowledged that he executed the same as the free act and deed of said DOUGLAS V. LANNOM .

Witness my hand and seal, at office in Nashville TN, this 9th day of August, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

57 08

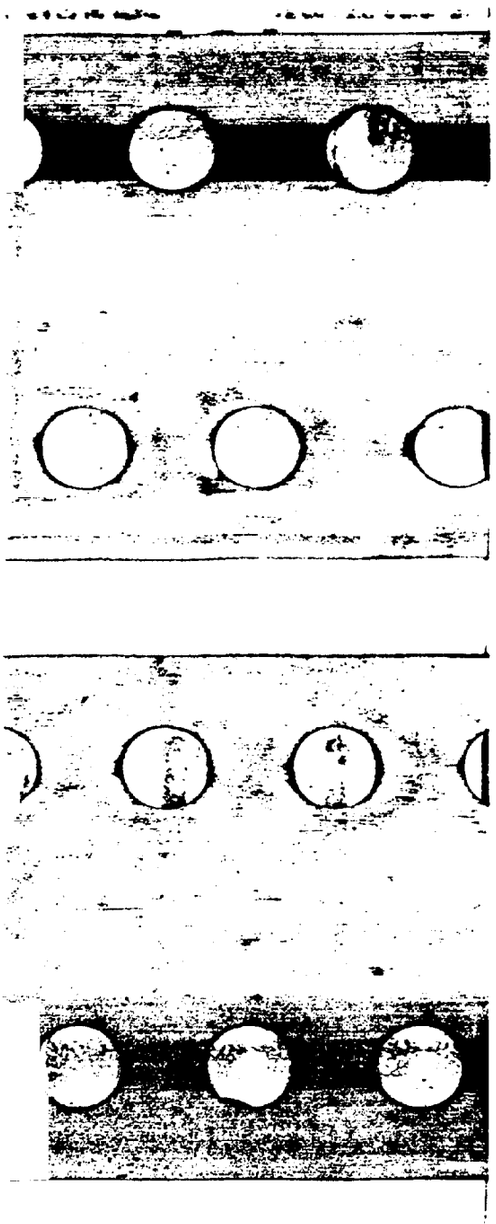
IDENTIFICATION REFERENCE

AUG 11 3 23 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

MTH/ts/E0725.137

5035 08/11 0101 03CHECK 221.20



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7913 PAGE 300

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	64000.00
CON TX	211.20
PRFEE	1.00
WDEED	9.00
TOTAL	221.20
CHECK	221.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/89 01 15:25 0001 5035

57208

IDENTIF. REFERENCE

AUG 11 3 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238318