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FORM NO WD-1

File # 25026
Loan # 132481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$87,000.00 X Margaret S. Leonard-Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 20th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR.
THOMAS C. LEONARD-MARTIN	BarclaysAmerican/Mortgage Corporation	MAP 117-8
(NAME)	(NAME)	
1405 Clayton Avenue	5032 Parkway Plaza Blvd. Bldg. 8	PAR 176
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37212	Charlotte, North Carolina 28217	24W-14635
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ROBERT DUKE EGGLESTON and BARBARA E. KIRBY, and WILLIAM C. EGGLESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS C. LEONARD-MARTIN and wife MARGARET S. LEONARD-MARTIN

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 Davidson County, Tennessee, being Lot No. 5, on the Map showing the subdivision of the north part of the land conveyed by D. D. Compton to George W. Harding and wife, of record in Book 547, Page 72, Register's Office for said County.

SAID Lot No. 5 fronts 54 feet on the the southerly side of Clayton Avenue and runs back between lines 136 feet on the easterly line and 145.8 feet on the westerly line to a dead line in the rear on which it measures 54.88 feet.

BEING the same property conveyed to Robert F. Eggleston and wife Rebecca G. Eggleston by deed from Jeff McCarn and wife Mary of record in Book 1166, Page 692, Register's Office for Davidson County, Tennessee. In 1952, Robert F. Eggleston died leaving Rebecca G. Eggleston as surviving tenant by the entireties. By Will of record in Will Book 134, Page 121, Rebecca G. Eggleston divised the property in 1/5 shares to: William Carr Eggleston, Robert F. Eggleston, Barbara Eggleston Kirby, Margaret A. Glenn and Mary Lee Glenn. In 1983, Margaret Alexander Glenn died and divised her 1/5 interest to Robert F. Eggleston in Will Book 144, Page 221, making a 2/5 interest in Robert F. Eggleston. In 1988, Mary Lee Glenn died leaving her interest to Robert F. Eggleston in Will Book 162, Page 689, leaving Robert F. Eggleston with a 3/5 interest. In 1989, Robert F. Eggleston died leaving his 3/5 interest to Robert Duke Eggleston by will of record in Will Book 167, Page 266, such that the property conveyed herein is by Robert Duke Eggleston (3/5), Barbara E. Kirby (1/5), and William C. Eggleston (1/5).

Melissa M. Eggleston, wife of Robert Duke Eggleston, James C. Kirby, husband of Barbara E. Kirby, and Martha D. Eggleston, wife of William C. Eggleston, join in this conveyance to convey whatever right they may have in this property of by virtue of the marital estate.

X 1405 Clayton Avenue, Nashville, Tn 37212

This is (unimproved / improved) property, known as _____
(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 heirs 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 convey 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

t

Witness my hand s this 20th day of September, 19 89

Robert Duke Eggleston — ROBERT DUKE EGGLESTON

X Melissa M. Eggleston — Melissa M. Eggleston

William C. Eggleston by Robert Duke Eggleston Atty — William C. Eggleston by Robert Duke Eggleston atty-in fact

Barbara E. Kirby — BARBARA E. KIRBY

James C. Kirby — James C. Kirby

Martha C. Eggleston by Robert Duke Eggleston Atty-in-Fact

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~ROBERT DUKE EGGLESTON and BARBARA E. KIRBY~~, James C. Kirby and Melissa M. Eggleston

the bargainor~~s~~, 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 and official seal at Nashville, Tennessee, this ~~20th~~ day of September, 19~~89~~.

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED 6884

FROM ROBERT DUKE EGGLESTON

IDENTIFICATION REFERENCE

TO ~~BARBARA E. KIRBY~~

~~THOMAS C. LEONARD-MARTIN~~

~~MARGARET S. LEONARD-MARTIN~~

SEP 25 12 55 PM '89

DAVIDSON COUNTY, TN

7915 09/25 0101 03CHECK 294.10

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

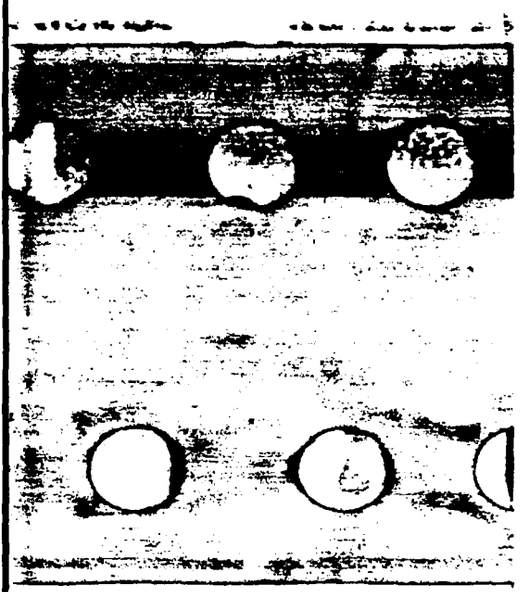
On this the 20TH day of September, 1989, before me personally appeared Robert Duke Eggleston to me known to be the person who executed the foregoing instrument in behalf of William C. Eggleston and wife Martha C. Eggleston as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said William C. Eggleston and wife Martha C. Eggleston.

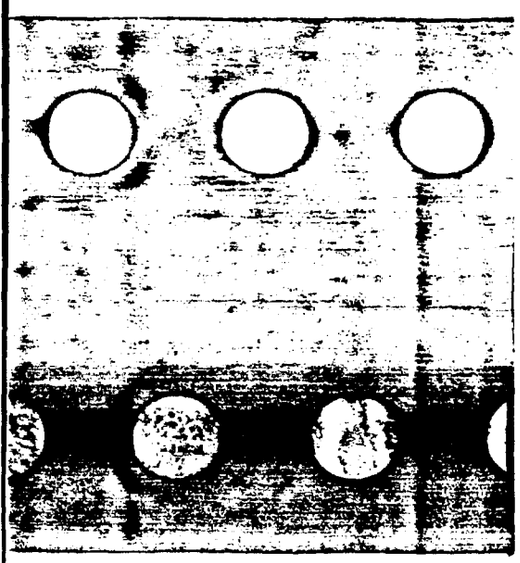
Witness my hand and official seal at Nashville, Tennessee, this the 20TH day of September, 1989.

Notary Public

My Commission Expires:

3-11-91





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 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 87000.00
CON TX 287.10
PRFEE 1.00
WDEED 6.00
TOTAL 294.10
CHECK 294.10

09/25/89 01 12:55 0001 7915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68847

IDENTIFI REFERENCE

SEP 25 12 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251874