This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
JANE B. EAKES
P. O. Box 140510
Nashville, Tennessee 37214

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
CityFed Mortgage Company
30 Warder Street
Springfield, Ohio 45501

MAP AND PARCEL:
Map 95-7
Parcel 130.00
FBN 03DZ-07305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and the assumption by Grantee of the existing first mortgage indebtedness, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **FAYE M. HOOPER, a/k/a RUBY FAYE HOOPER, and husband FRANK B. HOOPER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JANE B. EAKES,** hereinafter called the Grantee, her 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. 9 on the Plan of Merry Oaks, Section IV, of record in Book 2330, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 100.0 feet on the easterly margin of Cloverdale Court and extends back between parallel lines 169.0 feet to a dead line.

Being the same property conveyed to Frank B. Hooper and wife, Ruby Faye Hooper by deed of record in Book 6402, page 951, Register's Office for Davidson County, Tennessee; and also being a part of the same property conveyed to Faye M. Hooper, being one and the same person as Ruby Faye Hooper, by quitclaim deed from Frank B. Hooper and Vaden Lackey, Jr., Trustee, dated October 18, 1989, as of record in Book 7968, page 816, Register's Office for Davidson County, Tennessee. The said Frank B. Hooper, husband of Faye M. Hooper, joins in this conveyance.

This is improved property known as 209 Cloverdale Court, Nashville, Tennessee 37214.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2703, page 233, said Register's Office.

This conveyance is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 2300, page 128, said Register's Office, including a 30 foot minimum building setback line from Cloverdale Court, and a 10 foot easement for public utilities and drainage along the rear line of said property.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this Deed, Grantee herein assumes and promises to pay as due the existing first mortgage indebtedness, as described in the Deed of Trust filed for record in Book 5381, page 513, Register's Office for Davidson County. Real property taxes for 1989 have been settled between the parties and will be paid from escrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JANE B. EAKES, her heirs and assigns, forever; and we, FAYE M. HOOPER, a/k/a RUBY FAYE HOOPER, and husband FRANK B. HOOPER do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of December, 1989.

Faye M. Hooper
FAYE M. HOOPER

Ruby Faye Hooper
RUBY FAYE HOOPER

Frank B. Hooper
FRANK B. HOOPER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **FAYE M. HOOPER, a/k/a RUBY FAYE HOOPER, and husband FRANK B. HOOPER**, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of December, 1989.

NOTARY PUBLIC

My Commission Expires: ~~March~~ Oct 29, 1990

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 1989.

NOTARY PUBLIC

My Commission Expires: ~~March~~ Oct 29, 1990

90154

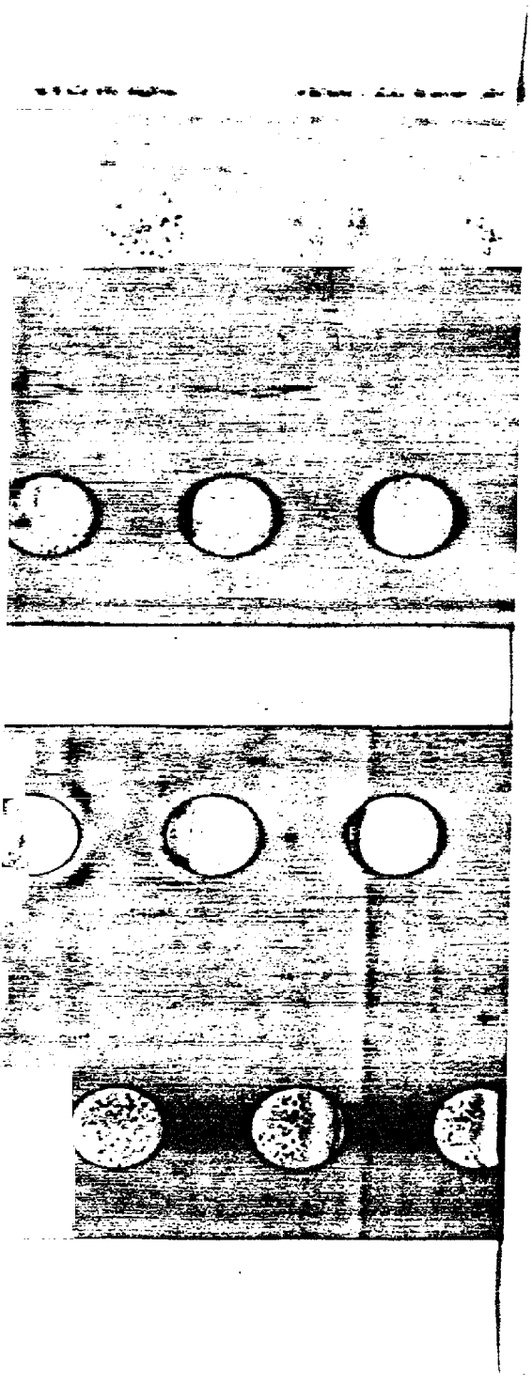
IDENTIFICATION REFERENCE

Dec 19 8 17 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

5815 12/19 0101 03CHECK 209.00



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 208.00
				CHECK 208.00
			12/19/89 01	08:17 0001 5815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90154

IDENTIFICATION REFERENCE

Dec 19 8 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276966