Fee 14

BOOK 8069 PAGE 614

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Joseph Charles Eades III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 90.

Notary Public

MY COMMISSION EXPIRES: 7/24/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Eades, III (NAME)	Fidelity Federal Savings & Loan (NAME)	090-15-111
531 Starliner Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	08DA-32912
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Estelene Thompson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Eades, III and wife, Kimberly R. Eades

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 the 8th Civil District of Davidson County, Tennessee, being lot No. 1025 on the Map of Charlotte Park, Section Thirteen, as of record in Book 2900, pages 142 and 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 1025 fronts 75.0 feet on the southerly side of Starliner Drive and runs back between parallel lines 170.0 feet to a line in the rear measuring 75.0 feet thereon.

Being the same property conveyed to Chester O. Thompson and wife, Estelene Thompson by deed from Henry C. Barnes and wife, Martha Sutton Barnes as of record in Book 5793, page 570, said Register's Office. The said Chester O. Thompson having since died.

This conveyance is made subject to the following:
The Plan of record in Book 2900, page 142 & 143, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Starliner Drive, a 10 foot public utility easement on the rear lot line.

Restrictions contained in instrument of record in Book 3185, page 544, said Register's Office.

Rights, conditions, obligations, and restrictions regarding use of a sewage system, stated in agreement between Consolidated Developments, Inc. and City of Nashville, of record in Book 2593, page 566, said Register's Office.

This is { } unimproved { X } improved property, known as 531 Starliner Drive, Nashville, Tennessee 37209
(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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 16th day of March, 19 90

Estelene Thompson

Estelene Thompson

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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 Estelene Thompson, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 1990.

John T. Cook Notary Public

Commission Expires 7/24/93

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

FROM
Estelene Thompson, unmarried

TO
Joseph C. Eades, III and wife,
Kimberly R. Eades

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12613

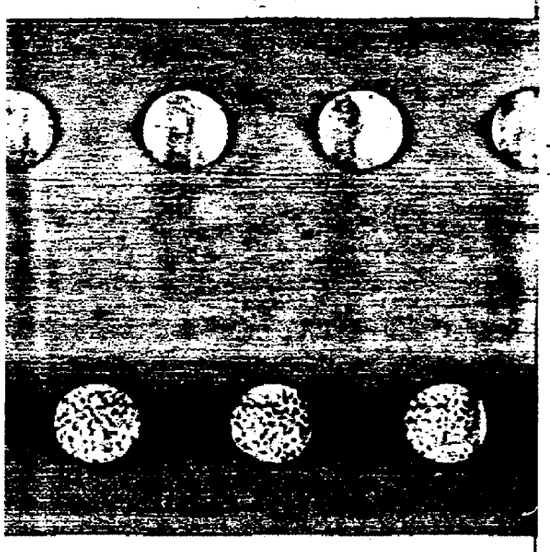
IDENTIF. REFERENCE

MAR 21 3 06 PM '90

DAVIDSON COUNTY TN.

1569 03/21 0101 03CHECK 282.55





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 83500.00
				CON TX 275.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 282.55
				CHECK 282.55
			03/21/90 01	15:05 0001 4569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 26 1 3

IDENTIF. REFERENCE

Mar 21 3 06 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 303005