FILE BOX 9

BOOK 8084 PAGE 669 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Cathy Kinebaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 1989.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
James K. Eaton (NAME)	NEW OWNER (NAME)	MAP 13
1001 8th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 83
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	04W-09680

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, Thomas J. Darden, James Darden, Leonard Harris, Lena Clayton and Doris Brandon,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Eaton,

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. 62 and the easterly 25 feet of Lot No. 61, both in Block C on the plan of the Bransford Realty Company's Subdivision of the South Part of the North Hill Tract, recorded in Book 421 at page 76 in the Register's Office for said County.

SAID property fronts 50.4 feet on the southerly margin of Locklayer Street and 100 feet on the westerly margin of 9th Avenue North and extends back 50.9 feet on the southerly line along the northerly margin of an alley and 100 feet, more or less, on the westerly line to a point of intersection.

BEING the same property conveyed to Lizzie Jordan and husband, John Jordan, by deed from W.T. Selley and wife, Callie Selley, recorded in Book 725 at page 224 in said Register's Office. The said John Jordan died survived by his widow, Lizzie Jordan. The said Lizzie Jordan died in 1958, more or less, unmarried and intestate. The only persons born to or adopted by the said Lizzie Jordan are Thomas J. Darden, James Darden and Lottie Darden Harris. The said Lottie Darden Harris died in 1948, more or less, survived by her husband, Tullos Harris, now deceased, and intestate. The only persons born to or adopted by the said Lottie Darden Harris are Leonard Harris, Lena Clayton and Doris Brandon.

unimproved ( )
This is improved (X) property, known as 901 Locklayer Street, Nashville, Tennessee
(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 our hands this 8th day of October 1989

Thomas J. Darden — James Darden — Leonard Harris

Lena Clayton — Doris Brandon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Thomas J. Darden and Doris Brandon

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 19 89

Commission expires 7-13-91

Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

9632 04/09 0101 03CHECK 31.75

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM Thomas J. Darden, et al

TO James K. Eaton

17556

IDENTIF. REFERENCE

Apr 9 4 10 PM '90

DAVIDSON COUNTY

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF OHIO
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Darden, Leonard Harris and Lena Clayton to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of the same as their free act and deed.

Witness my hand and official seal at Sandusky, Ohio this the 6th day of October, 1989.

Lena Hicks
NOTARY PUBLIC

COMMISSION EXPIRES:
LEONA HICKS, Notary Public
State of Ohio
My Commission Expires June 13, 1990

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	7500.00
CON TX	24.75
PRFEE	1.00
MDEED	6.00
TOTAL	31.75
CHECK	31.75

04/09/90 01 16:10 0001 9632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17556

IDENTIF. TREFERENCE

APR 9 4 10 PM '90

DAVIDSON COUNTY TN.

No. 308763