This Instrument Drawn By: CAROL L. McCOY
DAVIES CANTRELL HUMPHREYS & McCOY
214 2nd Avenue North - 200
P.O. Box 2726
Nashville, TN, 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00.

Christine H. Tolbert
AFFIANT

Subscribed and sworn to before me this the 20th day of April, 1990.

Carol L McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-24-93

WARRANTY DEED

Name & Address of Property Owner	Name & Address of Entity Responsible for Payment of Real Taxes	Map-Parcel Nos.
Jane Eakes P.O. Box 140510 Nashville, TN 37214	same	Lot 153, Sec 1 Map 95-3 Par 78 Is

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, LARRY J. TOLBERT, A SINGLE PERSON, AND CHRISTINE H. TOLBERT, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE EAKES, A MARRIED WOMAN, 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. 153 on the Map of Merry Oaks, as of record in Book 1835, page 67 and 68, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Fairway Drive, the common corner of Lots 152 and 153; thence with the line between said Lots westerly 143 feet to a point in the line of Lot 150; thence with the line between Lots 150 and 153; southerly 138.6 feet to the northerly margin of Ingleside Road; thence with the monument at 48.1 feet in all 102.5 feet to a concrete monument at the beginning of a curve; thence with said curve northeasterly 39.3 feet to a concrete monument in the westerly margin of said drive northerly 111 feet to the beginning.

Being the same property conveyed to Christine H. Tolbert by Quitclaim Deed from Forrest B. Tolbert dated June 20, 1988 and being recorded in book 7594, page 758 of the Register's Office for Davidson County, Tennessee and a one-half undivided interest conveyed to Larry J. Tolbert by Quitclaim Deed from Christine H. Tolbert dated December 5, 1988, and being recorded in book 7722, page 481, R.O.D.C.

This is improved property, known as 216 Fairway Drive, Nashville, TN 37214.

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 and assigns, forever; and we 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 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 20 day of April, 1990

LARRY J. TOLBERT, a single person

CHRISTINE H. TOLBERT, a single person

STATE OF FLORIDA)
COUNTY OF DADE)

Personally appeared before me, SANDRA L. MEWBORN a Notary Public in and for said County and State, the within named LARRY J. TOLBERT, a bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Miami, FLORIDA, this 18th day of April, 1990.

NOTARY PUBLIC, State of Florida at Large

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. AUG.15 1993 BONDED THRU GENERAL INS. UND.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8093 PAGE 47

Personally appeared before me, Carol L McCoy, a Notary Public in and for said County and State, the within named CHRISTINE H. TOLBERT, a bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of April, 1990.

Carol L McCoy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-24-93

2 U 5 6 5

IDENTIF. REFERENCE

Apr 20 4 01 PM '90

RUSH

3242 04/20 0101 03CHECK 227.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 48

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	66000.00
			CON TX	217.80
			PRFEE	1.00
			WDEED	9.00
			TOTAL	227.80
			CHECK	227.80
04/20/90	01	16:00	0001	3242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 0 5 9 5

IDENTIF. REFERENCE

Apr 20 4 01 PM '90

No. 312325