car2737/sr:04/25/90
RRC007

File Box 6 car

FROM: FRANCES L. ECKHARDT

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

TO: DAVID A. CARO AND WIFE, SUSAN CARO

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
David A. Caro and wife, Susan Caro	SAME	Map 131-3 Parcel 165
1720 Warfield Drive Nashville, Tn. 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

David Alan Caro
Affiant

Subscribed and sworn to before me, this the 25th day of April, 1990.

Carol R. [illegible]
Notary Public

NOTARY PUBLIC LARGE COUNTY TENNESSEE

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Frances L. Eckhardt, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto David A. Caro and wife, Susan Caro, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1720 Warfield Drive, Nashville, Tennessee 37215.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns, 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 my hand this the 25th day of April, 1990.

Frances L Eckhardt
Frances L. Eckhardt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances L. Eckhardt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of April, 1990.

Carol L. Rubin
NOTARY PUBLIC

My Commission Expires: 3/29/93

RECEIVED
TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

APR 26 1990 15C+EDX 472.00

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 on the Map of Neil Hunt's Subdivision, of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 17 fronts 75.15 feet on the northerly side of Warfield Avenue and runs back between lines, 252.75 feet, more or less, on the easterly line and 247.20 feet, more or less, on the westerly line to a dead line on which it measures 75 feet.

Being the same property conveyed to J. O. Eckhardt and wife, Frances L. Eckhardt, by Warranty Deed from E. A. Wortham, of record in Book 2089, page 132, Register's Office for Davidson County, Tennessee, the said J. O. Eckhardt having since died.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictive Covenants of record in Book 1129, page 321, as amended in Book 6104, page 64, said Register's Office.

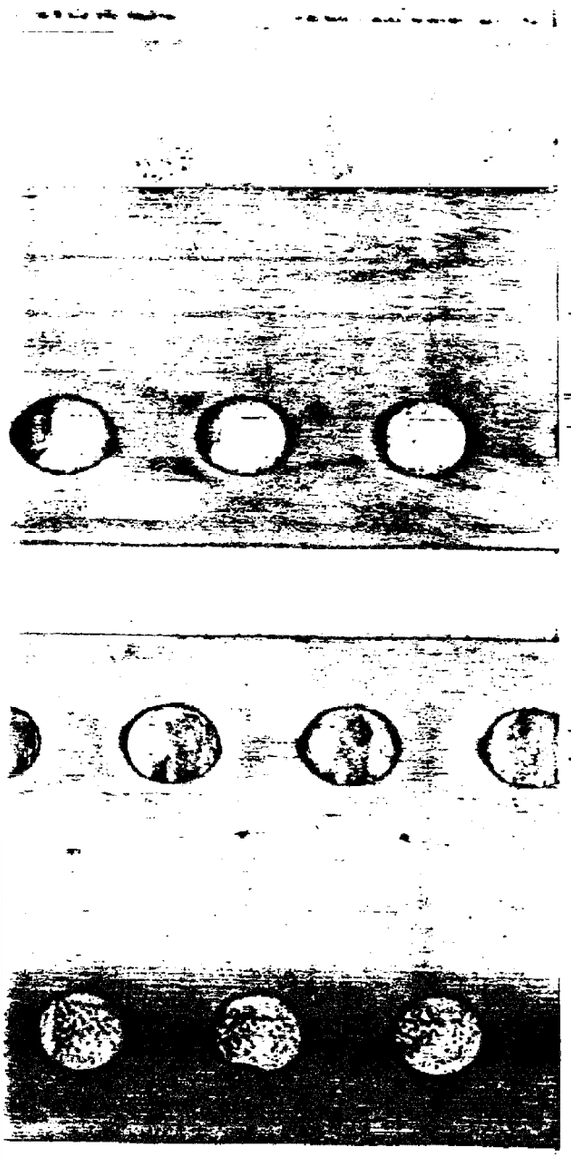
3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4211, page 154, said Register's Office.

21938

IDENTIF. REFERENCE

APR 25 12 17 PM '90

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



RECEIVED OF _____

FOR _____

BOOK 8096 PAGE 566

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	
				140000.00
			CON TX	462.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	472.00
			CHECK	472.00
04/26/90	01		12:17 0001	4870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

211936

IDENTIF. REFERENCE

APR 26 12 17 PM '90

DAVIDSON COUNTY

No. 313933