This instrument prepared from information furnisned by parties.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Michael C. Eades
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Michael C. Eades (NAME)	Same (NAME)	Map 105-13
172 Spencer Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 236
Franklin, Tennessee 37064 (CITY) (STATE) (P.O. ZIP)	(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. Howell Townes, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. 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:

BEING Lot No. 26 in Duckworth's Addition to Nashville as of record in Book 57, Page 83, of the Register's Office of said county.

Said Lot No. 26 fronts 50 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Howell Townes, Jr. by deed from Howell Townes, who retained a life estate in the property, of record in Book 4882, page 649, Register's Office for Davidson County, Tennessee. The said Howell Townes having since died.

22255

IDENTIF. REFERENCE

APR 27 | 21 PM '90

Janet H. Townes joins in the execution of this instrument to convey whatever marital rights she may have.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1990 have been pro-rated and assumed by Grantee(s).

This is improved (X) unimproved ( ) property, known as 2208 11th Avenue South (House Number) (Street) Nashville, TN 37204 (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 Whereever 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 3rd day of April, 1990

Howell Townes Jr.
Howell Townes, Jr.

Janet H. Townes
Janet H. Townes

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Howell Townes, Jr. and Janet H. Townes
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 3rd day of April 19 90.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Howell Townes, Jr.

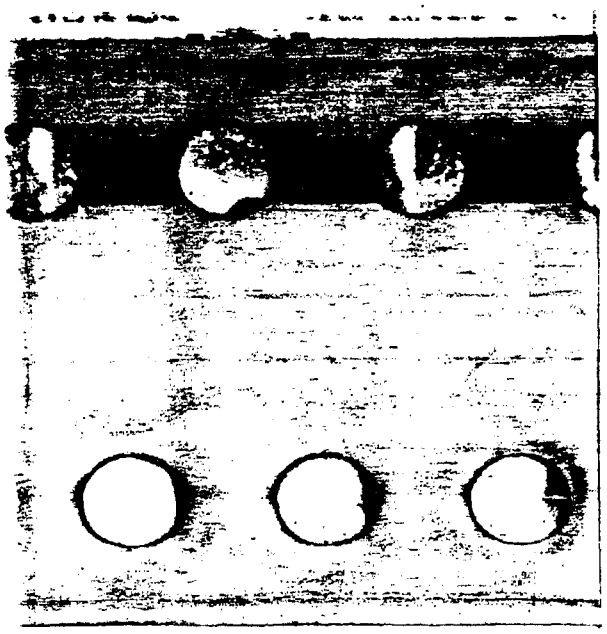
TO
Michael C. Eades

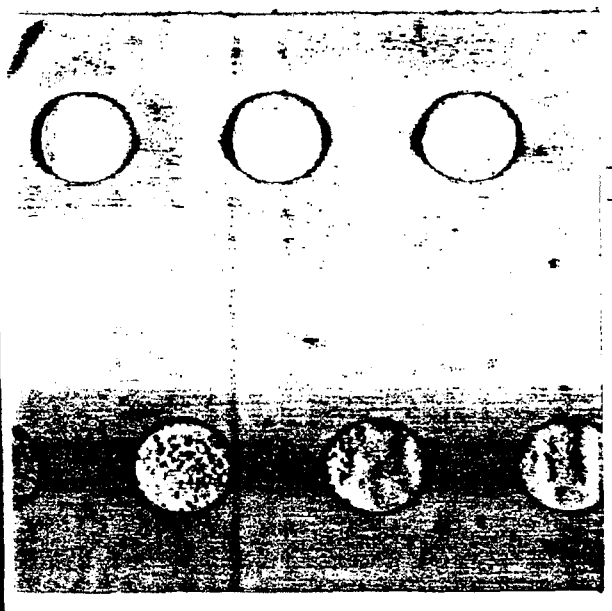
This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

5297 04/27 0101 03CHECK 104.35





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	29500.00
CON TX	97.35
PRFEE	1.00
WDEED	6.00
TOTAL	104.35
CHECK	104.35

04/27/90 01 13:21 0001 5297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22255

IDENTIF. REFERENCE

APR 27 1 21 PM '90

DAVIDSON COUNTY T.R.

No. 314355