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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1990

Notary Public

MY COMMISSION EXPIRES: 7/12/91

(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-PARCEL NUMBER
Chuck Eades, et ux (NAME)	New Owner (NAME)	MAP 91-8
4501 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 172
Nashville, TN 37209 (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, WE, Ted P. Tolen and wife, Ann W. Tolen,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chuck Eades 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 Davidson County, Tennessee, being Lot No. 57 on an unrecorded map of a Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Beginning at a point on the north margin of Kentucky Ave., 100 feet east of the southeast corner of Viewpoint Subdivision, as of record in Book 547, page 65, thence east with said Avenue 50 feet to the corner of Lots 57 and 56; thence north with the line between said Lots, 142.5 feet to a 15-foot alley; thence west along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots south 142.5 feet to the point of beginning. The 15-foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 57, is included in this conveyance as an appurtenance hereto.

Being the same property conveyed to Ted P. Tolen and wife, Ann W. Tolen by deed from General Leasing Company, a Tennessee Limited Partnership of record in Book 6163, page 394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) property taxes for 1990 for which Grantees will be responsible, and (b) the easements reserved in Council Bill No. 77-552.

This is unimproved ( ) improved (XX) property, known as 4628 Kentucky Avenue, Nashville, TN 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 our hand s this 30th day of April, 1990

Ted P. Tolen

Ann W. Tolen

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 Ted P. Tolen and wife, Ann W. Tolen,

the bargainors, 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 30th day of April 19 90

Commission expires 7/13/91

Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Ted P. Tolen and wife,
Ann W. Tolen

TO
Chuck Eades and wife,
Kimberly R. Eades

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

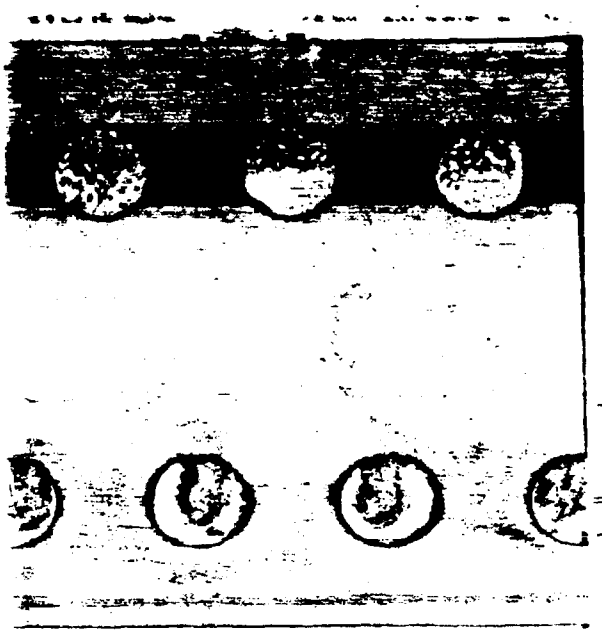
MAY 1 1 50 PM '90

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

22996

7700 05/01 0101 03CHECK 26.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

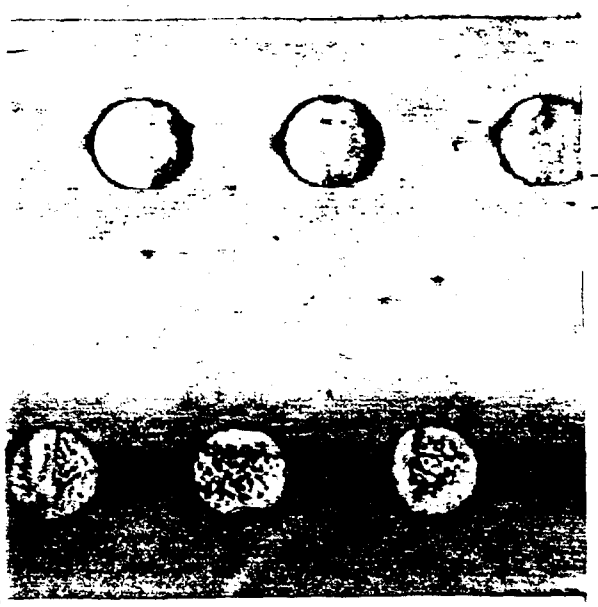
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	6000.00
CON TX	19.80
PRFEE	1.00
WDEED	6.00
TOTAL	26.80
CHECK	26.80

05/01/90 01 13:51 0001 7700



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 2 9 9 6

IDENTIFICATION REFERENCE

MAY 1 1 50 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315200