PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref. (pb) (Title No: 30117)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 148000.00

Thomas E. Eaton
Affiant

Sworn and subscribed before me this 30th day of April, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Thomas E. Eaton
836 Forest Hills Drive
Nashville, TN 37220

MORTGAGEE:
Guaranty Trust Company
P.O. Box 1218
Murfreesboro, TN 37133-1218

MAP-PARCEL NUMBERS
160-01-023
OH 16175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William N. Riley, Jr., and wife, Ruth E. Riley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E. Eaton and spouse, Anne S. Eaton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 186 on the plan of Oak Hill Estates Section Two, of record in Book 4460, pages 36, 37, & 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 168 fronts 175.00 feet on the northerly margin of Forest Hills Drive and extends back between parallel lines 394.30 feet to a dead line.

Being the same property conveyed to William N. Riley, Jr. and wife, Leonette K. Riley by deed from Robert G. Tulloh and wife, Jay Ann Tulloh, of record in Book 5232, page 154, said Register's Office, Leonette K. Riley has since died, leaving property vested in William N. Riley, Jr. as surviving tenant by the entirety.

The property herein conveyed is subject to restrictive covenants of record in Book 4537, page 496, said Register's Office and to matters as set forth in the above referenced plan of record.

23065

IDENTIFI REFERENCE

MAY 1 3 05 PM '90

DAVIDSON COUNTY, TN

7770 05/01 0101 03CHECK 495.40

This is improved property, known as: 836 Forest Hills Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1990.

William N. Riley, Jr.

Ruth E. Riley

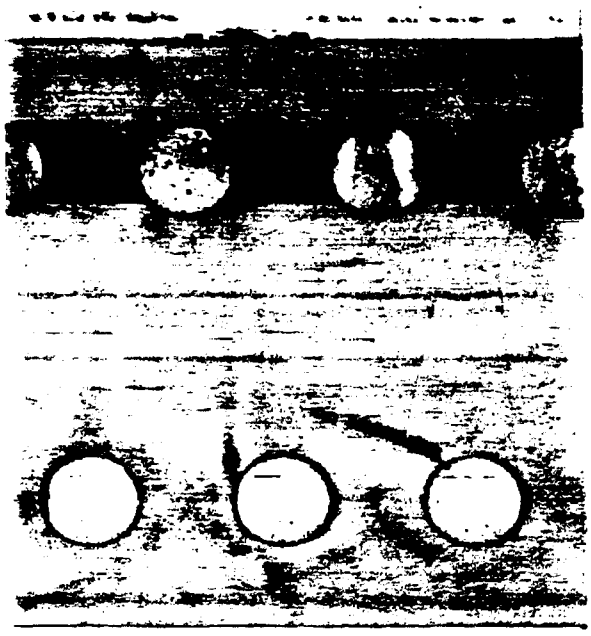
State of Tennessee
County of Davidson

On this 30th day of April, 1990, before me the undersigned authority, personally appeared William N. Riley, Jr., and wife, Ruth E. Riley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

W & I 1289



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

RECEIVED OF _____

FOR _____

BOOK 8099 PAGE 961

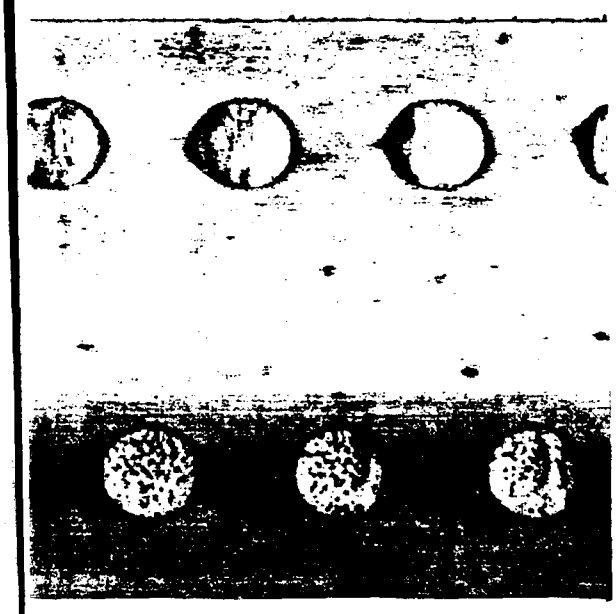
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 148000.00
CON TX 488.40
PRFEE 1.00
WDEED 6.00
TOTAL 495.40
CHECK 495.40

05/01/90 01 15:06 0001 7770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23065

IDENTIFICATION REFERENCE

MAY 1 3 06 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 315270