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FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

Chuck Eades
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: Mar. 21, 1993

(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 NUMBERS
Chuck Eades, et ux (NAME)	New Owner (NAME)	MAP 91-8
4501 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 173
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, I, Geneva Reardon,

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. 58 on the unrecorded Subdivision in the Old 12th, formerly 25th, Ward of the City of Nashville, known as the Lockhart Property and described as follows:

BEGINNING at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Addition, as shown by plan of record in Book 547, page 65, Register's Office; being the common corner of Lots 58 and 59; thence with the line between said lots, northerly 142.5 feet to the south margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No.57; thence with the line between Lots 57 and 58 southerly 142.5 feet to the north margin of Kentucky Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Together with as an appurtenance thereto, that 7-1/2 foot portion of the alley at the rear of subject lot, which was closed by Metro Ordinance No. 77-552.

Being the same property conveyed to Geneva Reardon by deed from M.S. Hofstetter of record in Book 4360, page 422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 1990 for which Grantees will be responsible.

This is unimproved ( ) improved (XX) property, known as 4630 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 my hand this 14th day of May, 19 90

Geneva Reardon
Geneva Reardon

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geneva Reardon

the 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 14th day of May 19 90

Commission expires March 26, 1994

Dean Clark 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

Geneva Reardon

TO

Chuck Eades and wife,

Kimberly R. Eades

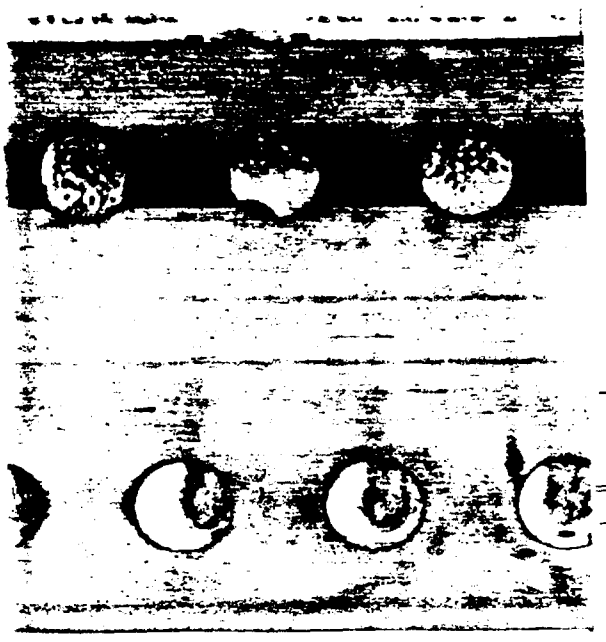
1989 05/16 0161 03CHECK 35.05

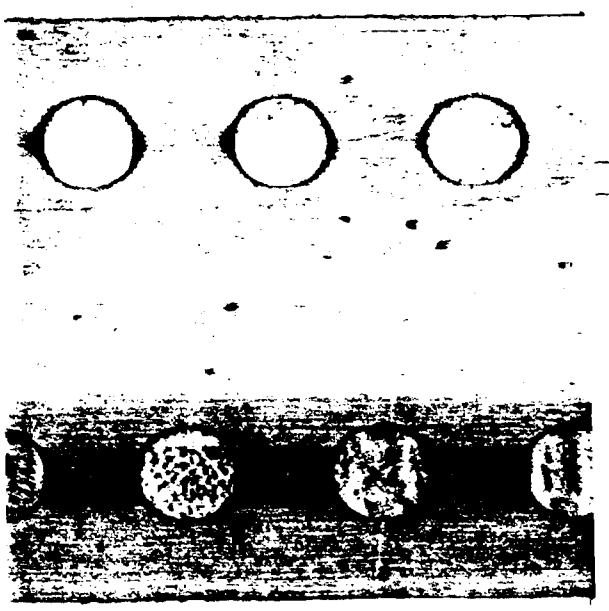
Prepared By:

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

FILED
MAY 16 11 17 AM '90

29553





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 8500.00
CON TX 28.05
PRFEE 1.00
WDEED 6.00
TOTAL 35.05
CHECK 35.05

05/16/90 01 11:20 0001 1989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26553

IDENTIFICATION REFERENCE

MAY 16 11 17 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 319436