BOOK 8227 PAGE 27 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 90.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO. (mortgagee)	MAP-PARCEL NUMBERS
Elbert D. Eakes (NAME)	Countrywide Funding Corporation (NAME)	MAP 41-12
434 N. Kemper Drive (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue, P.O.Box 7137 (STREET ADDRESS)	PARCEL 96
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7137 (CITY) (STATE) (ZIP)	11D 08505

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, Charles R. Terry and wife, Sylvia P. Terry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elbert D. Eakes and wife, Elizabeth H. Eakes

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. 16, Kemper Heights, Section 5, as of record in Plat Book 3106, Page 52 and as amended in Book 5022, Page 505, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles R. Terry and wife, Sylvia P. Terry by deed from Larry McWilliams and wife, Rita McWilliams of record in Book 5028, Page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3283, Page 609, said Register's Office.

This conveyance is subject to minimum building setback line and public utilities easements of record in Plat Book 3106, Page 52 and as amended in Book 5022, Page 505 said Register's Office.

6 8 6 5 6

IDENTIF. REFERENCE

OCT 30 9 47 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

4661 10/30 0101 03CHECK 398.38

unimproved ( )
This is improved (X) property, known as 434 N. Kemper Drive, (House Number) (Street) Madison, TN 37115 (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 hands this 25th day of October, 19 90

Charles R. Terry
Charles R. Terry

Sylvia P. Terry
Sylvia P. Terry

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Terry and wife, Sylvia P. Terry

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 25th day of October 1990.

Commission expires 5-22-93

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
Charles R. Terry

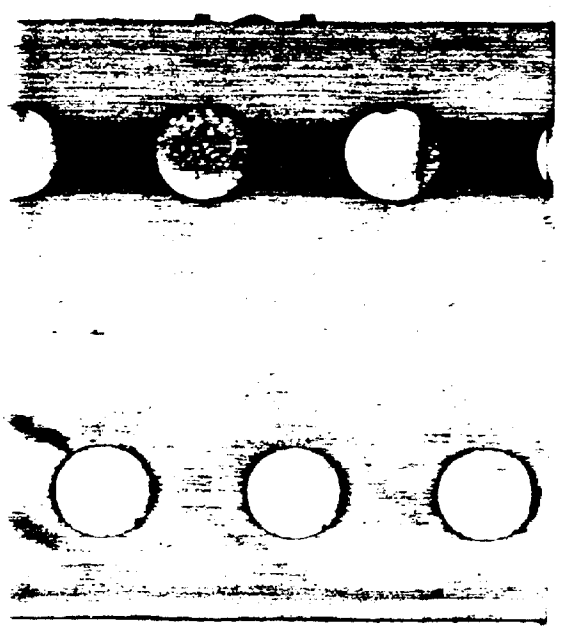
Sylvia P. Terry

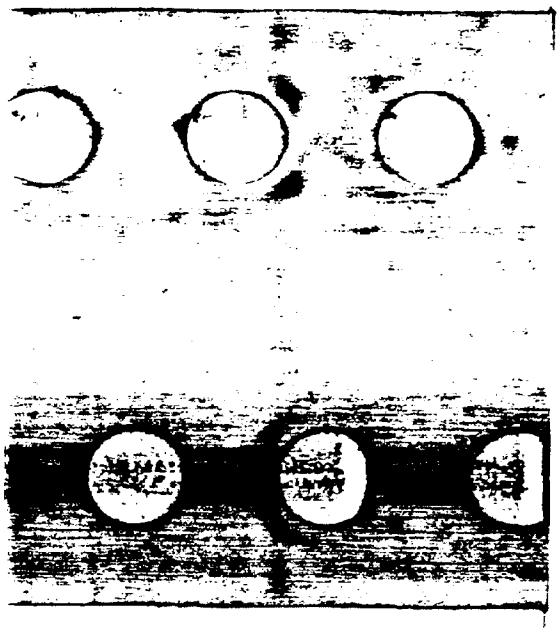
TO
Elbert D. Eakes

Elizabeth H. Eakes

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 118600.00
CON TX 391.38
PRFEE 1.00
WDEED 6.00
TOTAL 398.38
CHECK 398.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/30/90 01 09:46 0001 4661

68656

IDENTIF. TREFERENCE

OCT 30 9 47 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368804

[redacted]