BOOK 8237 PAGE 245

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,139.50

Ronnie Dean Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 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 Ronnie Dean Calhoun and Regina Joyce Morris (NAME) 802 Chickasaw Avenue (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Chemical Mortgage Company (NAME) 101 East Down Street (STREET ADDRESS) Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	MAP PARCEL NUMBERS Map 71-12 Par. 164 12DA-46175

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. Murray Donald Eakes and wife, Linda M. Eakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Dean Calhoun and Regina Joyce Morris, joint tenants with right of survivorship

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. 64 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 64 fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

BEING the same property conveyed to Murray Donald Eakes and wife, Linda M. Eakes by deed from Edward E. Wilbert and wife, Lillian T. Wilbert, of record in Book 7967, page 271, Register's Office for Davidson County, Tennessee.

Subject to a mortgage to Chemical Mortgage Company, dated 7/1/83, and filed 7/1/83, in Book 6087, page 279, Register's Office for Davidson County, Tennessee, in the sum of $31,500.00, which sum Ronnie Dean Calhoun and Regina Joyce Morris expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations of Frank James Dunn, Jr. and wife, Maria J. Dunn under the terms of the instruments creating the loan to indemnify the Veterans Administratio to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A. and the Regulations promulgated pursuant thereto. Escrow account transferred to Grantee.

This conveyance subject to such easements and setback lines of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 802 Chickasaw Avenue (House Number) (Street) Nashville, TN 37207 (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 9th day of November, 1990

Murray Donald Eakes
Murray Donald Eakes

Linda M. Eakes
Linda M. Eakes

STATE OF TENNESSEE)
Davidson COUNTY)

BOOK 8237 PAGE 246

Personally appeared before me, Murray Donald Eakes and Linda M. Eakes
(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 the executed the within instrument for the purposes therein contained. Witness my hand, at office, this 9th day of November 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
Murray Donald Eakes and wife,
Linda M. Eakes

TO
Ronnie Dean Calhoun and
Regina Joyce Morris

This form compliments of:

title escrow, inc.

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

72344

IDENTIF. REFERENCE

NOV 14 2 39 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7045 11/14 0101 03CHECK 126.13

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 247

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 36139.50
CON TX 119.13
PRFEE 1.00
WDEED 6.00
TOTAL ~~126.13~~
CHECK ~~126.13~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/90 01 14:39 0001 7045

72344

IDENTIF. REFERENCE

Nov 14 2 39 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373069