Box 58[illegible]

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1991

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Yvonne I. Eaves	First American National Bank	Map 91-16
(NAME)	(NAME)	
4205 Nevada Lane	P.O. Box 241954	Parcel 244
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37209	Memphis, TN 38124-1954	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, James A. Malone, Jr., Executor of the Estate of James A. Malone, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvonne I. Eaves, a single person

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. 106 of Block Four on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James A. Malone, Sr. and wife, Pauline Malone by deed from Jimmie Jordan and wife, Rebecca M. Jordan of record in Book 2040, page 523. Pauline Malone having predeceased James A. Malone, Sr. and James A. Malone, Sr. having since died the property is solely vested in the Estate of James A. Malone, Sr by Will of record in Will Book 170, page 491, Davidson County Probate Court.

1991 Taxes have been prorated as of date of deed.

This conveyance is made subject to all matters as set out in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee and any restrictions or easements not of public record.

unimproved ( )
This is improved (X) property, known as 4205 Nevada Lane (House Number) (Street) Nashville (P. O. Address) (City or Town) 37209 (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 15th day of February, 1991

James A. Malone, Jr.
Executor of the Estate of James A. Malone, Sr.

James A. Malone, Jr.

1

STATE OF TENNESSEE
County of Davidson

BOOK 8294 PAGE 742

Personally appeared before me, James A. Malone, Jr., Executor of the Estate of James A. Malone, Sr.,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 19 91.

Commission expires 1-11-92

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ 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____.

Commission expires _____

Notary Public

93647

IDENTIF. TREFERENCE

FEB 19 1 44 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

The Estate of James A. Malone, Sr., by

James A. Malone, Jr., as Executor

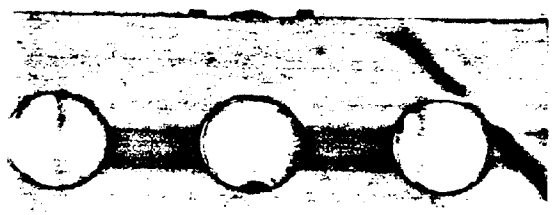
TO

Yvonne I. Eaves, a single person

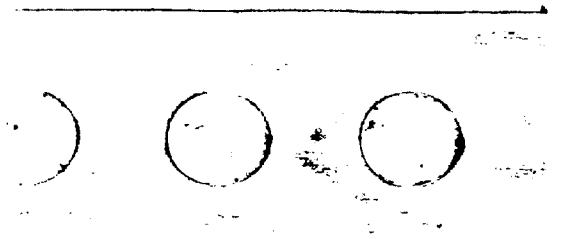
7790 02/19 0101 03CHECK 148.90

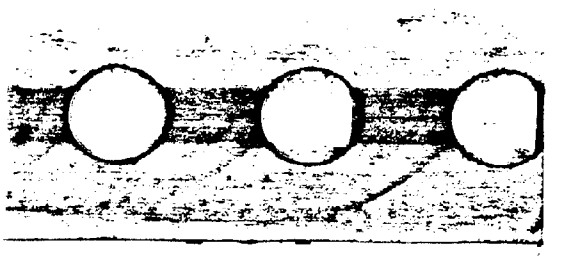
Prepared by:

Settles, Combos, et al
315 Deaderick, Suite 1465
Nashville, TN 37238-1465









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 743

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	43000.00
CON TX	141.90
PRFEE	1.00
MDEED	6.00
TOTAL	148.90
CHECK	148.90

02/19/91 01 13:41 0001 7790

93647.

IDENTIF. REFERENCE

FEB 19 1 44 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398062