File 11709 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8975 PAGE 795

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHELE GEORGE CRACE (NAME)	NEW OWNERS (NAME)	Map 117-13-B
6008 Manassas Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 19
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA91371

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, WILLIAM H. EASON AND WIFE, SUSAN C. EASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELE GEORGE CRACE, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 132 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Eason and wife, Susan C. Eason by deed from Abbott Martin Corporation, a Tennessee corporation of record in Book 6570, page 785, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1993 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6537, page 303, amended and restated in Book 8106, page 1 and further amended in Book 8627, page 254; (3) Dedication of common area in Book 7175, page 761; (4) Charter of record in Book 6548, page 213; (5) Easement of record in Book 1286, page 690 and Book 1037, page 572; (6) Storm Water Detention Agreement of record in Book 6555, page 328; (7) Easement of record in Book 6928, page 934; (8) Restrictions and reciprocal easements of record in Book 6478, page 177 amended in Book 6530, page 242; (9) All matters appearing on the plan of record in Plat Book 6250, pages 419 thru 421 amended in Book 6771, page 683 and Book 6800, page 164; and (10) All matters appearing on the plan of record in Plat Book 6250, page 418, Register's Office for Davidson County, Tennessee.

2.8.2 7.0

IDENTIFICATION REFERENCE

JUN 9 9 39 AM '93

RECEIVED
JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 132 Abbottsford, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of June, 19 93

William H. Eason
WILLIAM H. EASON

Susan C. Eason
SUSAN C. EASON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. EASON AND WIFE, SUSAN C. EASON

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

Witness my hand at office, this 7th day of June, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Michele George Crace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

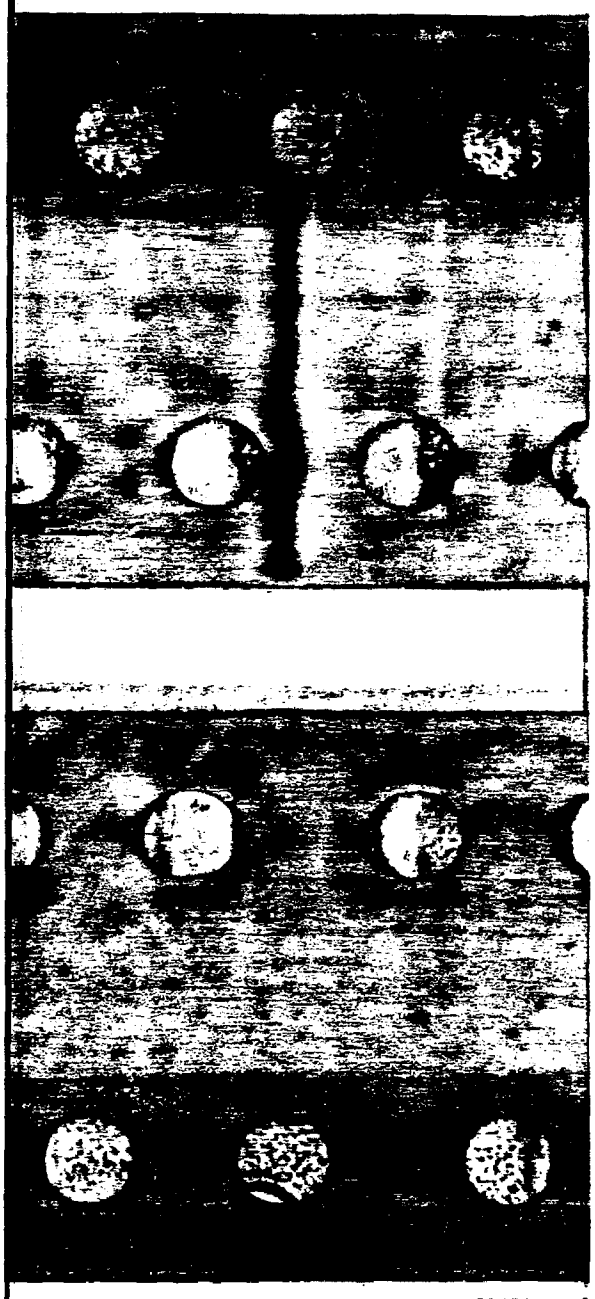
WARRANTY DEED

FROM WILLIAM H. EASON AND WIFE, SUSAN C. EASON

TO MICHELE GEORGE CRACE

5303 06/09 0101 CHECK 242.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8975 PAGE 797

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	90000.00
			CON TX	999.00
			VOID	
			CON TX	999.00-
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00
06/09/93	01	09:40	0001	5303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.2.7.0

IDENTIFI REFERENCE

JUN 9 9 39 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 660614