This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

BOOK 9053 PAGE 643

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
JANE B. EAKES	SAME	
P.O. Box 140510		
Nashville, TN 37214		

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,600.00.

Jane B Eakes
Affiant

93 AUG 20 AM 11:31
FELIX ... REGISTER
DAVIDSON CO. TN.

08/20 0101 03CHECK 233.22

Subscribed and sworn to before me this 19th day of August, 1993.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
3-26-94

IDENTIF. & REFERENCE

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, RICHARD N. SATTERFIELD, Executor of the Estate of William Vance Gailey, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JANE B. EAKES, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 99 on the Plan of Walnut Grove as of record in Book 2133, page 87, Register's Office for said County. Said Lot 99 front 75 feet on the northeasterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to William V. Gailey and wife, Thelma Alsup Gailey, by deed from Southland Construction Company, of record in Book 2294, page 413. The said William V. Gailey and Thelma Alsup Gailey having since died.

The property is subject to an easement granted for sanitary sewer and storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4911, page 584. This property is also conveyed subject to said Plan of record in Book 2133, page 87 showing an owner certificate and

a setback line 40 feet from Amherst Drive and utility and drainage easements including an anchor easement located on the southeast front corner of said lot. Further, this conveyance is made subject to taxes for the year 1993 which are a lien, payment for which is not yet due. Buyer agrees to assume and to pay all taxes for calendar year 1993.

This is improved property on 231 Amherst Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1993, which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of August, 1993.

X Richard Satterfield

Richard Satterfield, Executor of
the Estate of William Vance Gailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 1993, before me personally appeared RICHARD N. SATTERFIELD, Executor of the Estate of William Vance Gailey, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of August, 1993.

Kim Nixon

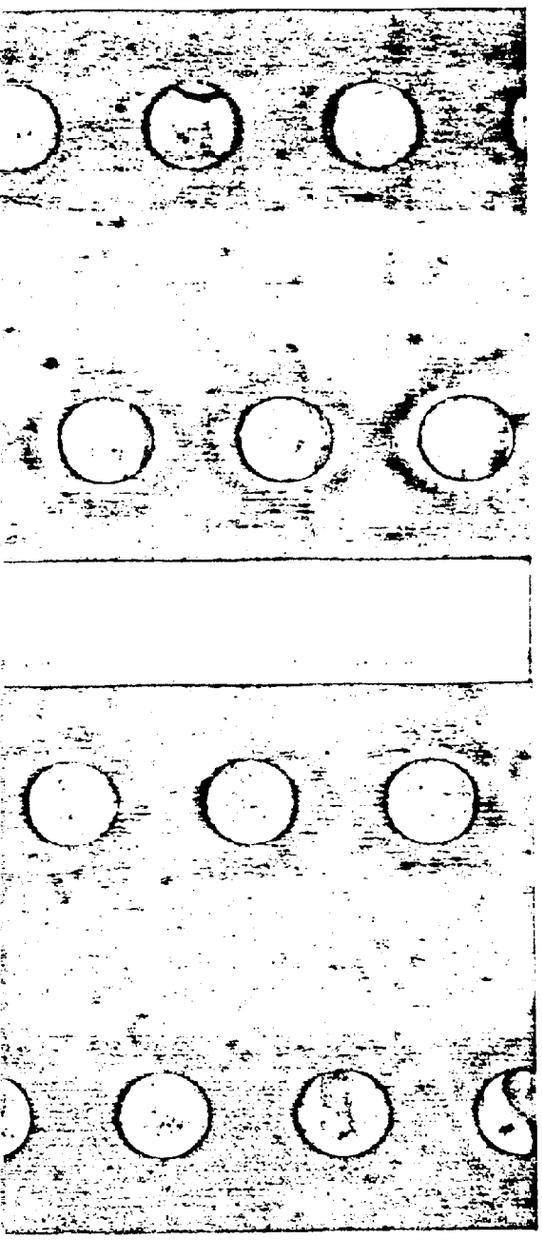
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3-26-94

kwb/re/gai.wd



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

RECEIVED OF _____

FOR _____

BOOK 9053 PAGE 651

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 600600.00
ERR CO
CAMT 600600.00-
CAMT 60600.00
CO TX 224.22
PRFEE 1.00
WDEED 8.00
TOTAL 233.22
CHECK 233.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/93 01 11:30 0001 2259

54329
IDENTIF. ← REFERENCE

93 AUG 20 AM 11:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 688583