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26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jane B. Eakes P.O. Box 140510 Nashville, TN 37214	New Owner	Map 95-02-0 Parcel 71

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, David W. Pride, Executor for the Estate of Mary Helen Pride, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Jane B. Eakes, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 43 fronts 82 feet on the southwesterly side of Theodore Road and runs back 171.4 feet on the southeasterly line and 167.8 feet on the northerly line to a dead line in the rear and measures 82.1 feet thereon.

Being the same property conveyed to William A. Pride and wife Mary Helen Bumpus Pride by deed from N.H. Barker and wife Dorothy H. Barker of record in Book 2385, page 459, Register's Office for Davidson County, Tennessee. William A. Pride is deceased leaving Mary Helen Bumpus Pride as the sole surviving tenant by the entirety. Mary Helen Bumpus Pride has since died, leaving a Last Will and Testament which has been probated in the Probate Court of Davidson County, Tennessee, Case No. 93 P-1119.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 216 Theodore Road, Nashville, Tennessee 37214.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $58,250.00.

Affiant

Subscribed and sworn to before me this 7th day of October, 1993.

Notary Public

My Commission Expires March 26, 1994

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of October, 1993.

David W. Pride

Mary Helen Pride Estate
By: David W. Pride, Executor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Pride, Executor, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of October, 1993.

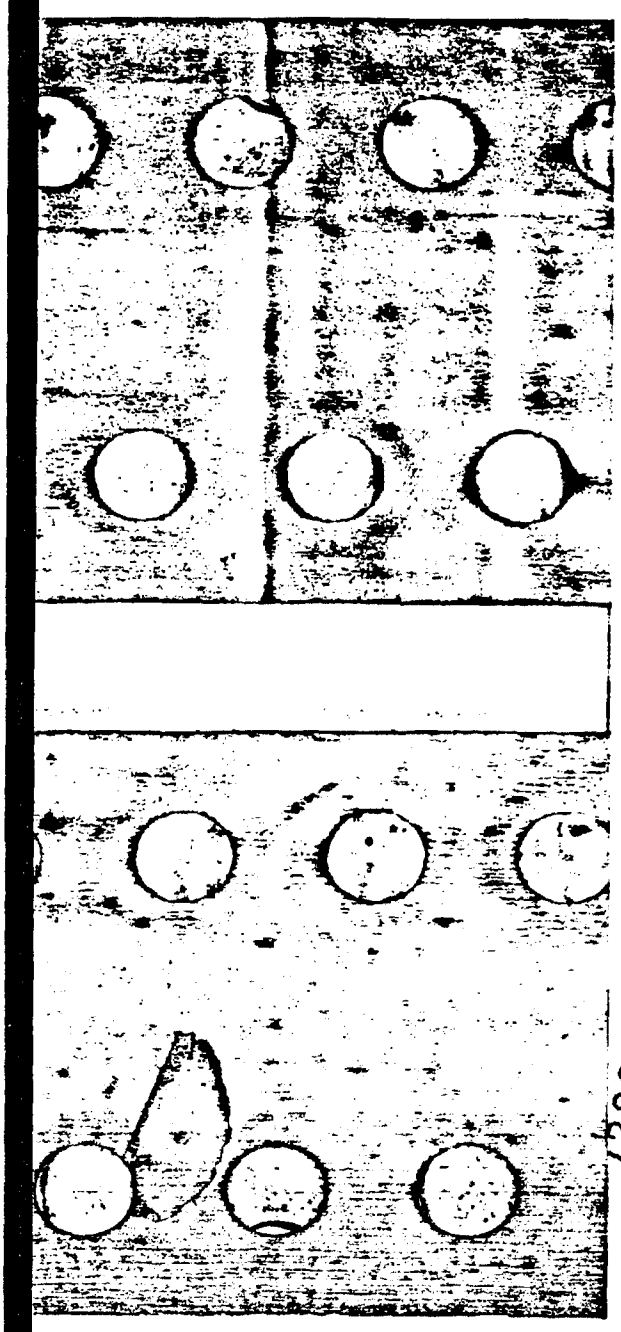
Notary Public

My Commission Expires: March 26, 1994

72806
IDENTIF. & REFERENCE

93 OCT 11 AM 9:52
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0431 10/11 0101 03CHECK 224.34



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 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	~~58250.00~~
			CON TX	215.34
			PRFEE	1.00
			WDEED	8.00
			TOTAL	224.34
			CHECK	224.34

10/11/93 01 09:55 0001 0431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12806
IDENTIF. & REFERENCE

93 OCT 11 AM 9:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 708312