This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9172 PAGE 251

ADDRESS NEW OWNER:
Billy G. Eads and Betty J. Eads
5121 Marc Court
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Troy & Nichols, Inc.
P. O. Box 4025
Monroe, LA 71211-4025

MAP AND PARCEL:
MAP 172-6
PARCEL 46
6D 77204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kathryn W. Buffler and husband, Joseph F. Buffler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy G. Eads and wife, Betty J. Eads, as tenants by the entirety , 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. 39 on the Plan of Harvard Estates, Section 4, of record in Book 4675, Page 153, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathryn W. Buffler , by deed of record in Book 8260, Page 429 and in Book 5366, Page 586, Register's Office for Davidson County, Tennessee.

Joseph F. Buffler herein joins to convey any and all rights and interests he may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4681, Page 75, said Register's Office.

This conveyance is subject to minimum building setback line and public utility and drainage easement of record in Book 4675, Page 153, said Register's Office.

This conveyance is subject to sanitary sewer and/or storm drainage easement, of record in Book 4675, Page 153, said Register's Office.

This is improved property known as 5121 Marc Court, Nashville, TN 7211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy G. Eads and wife, Betty J. Eads, their heirs and assigns, forever; and we, Kathryn W. Buffler and husband, Joseph F. Buffler 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of December, 1993. BOOK 9172 PAGE 252

Kathryn W. Buffler

Kathryn W. Buffler

Joseph F. Buffler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kathryn W. Buffler and husband Joseph F. Buffler the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of December, 1993.

Charlotte A. McBride

NOTARY PUBLIC

CHARLOTTE A. McBRIDE NOTARY PUBLIC LARGE RUTHERFORD CO. TENN.

My Commission Expires: 7/1/92

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 165,000.00.

Billy G. Eads

AFFIANT

Subscribed and sworn to before me this 1st day of December, 1993.

Charlotte A. McBride

NOTARY PUBLIC
My Commission Expires: 7/1/92

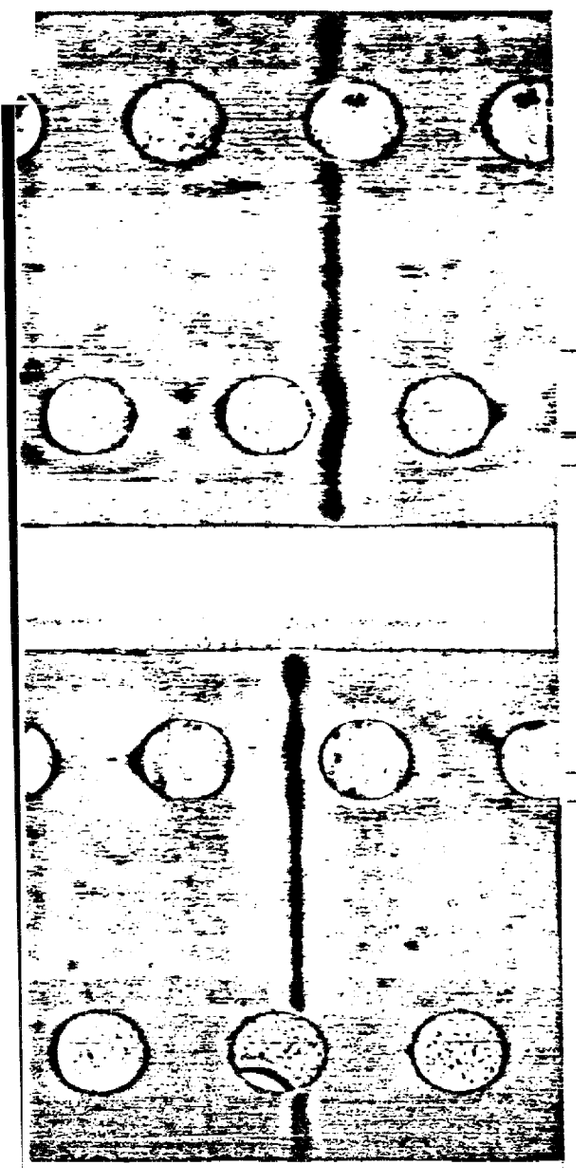
CHARLOTTE A. McBRIDE NOTARY PUBLIC LARGE RUTHERFORD CO. TENN.

8945 12/02 0101 03CHECK 619.50

92126
IDENTIF. & REFERENCE

93 DEC -2 AM 11:27

FELIX Z. HARRISON II REGISTER
DAVIDSON COUNTY, TN.



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	
				165000-00
			CON TX	610-50
			PRFEE	1-00
			MDEED	8-00
			TOTAL	619-50
			CHECK	619-50
12/02/93	01	11:28	0001	8945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92126
IDENTIF. ↑ REFERENCE

93 DEC -2 AM 11:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 729017