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

File Box 24

ADDRESS NEW OWNER:
Marion A. Eldridge and Helen Eldridge
716 Richards Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 149-9
PARCEL 71
2DU-15252

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, I, Ellen S. B. Fox now Byers, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marion A. Eldridge and wife, Helen Eldridge, 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. 4, on the Plan of Barclay Square, Section 1, of record in Plat Book 4460, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ellen S. B. Fox, by deed from Residential Properties, LTD., a Tennessee Limited Partnership of record in Book 6132, Page 266, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 4665, Page 648, and such easements and setback lines of record in Plat Book 4460, Page 141, said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

Richard D. Byers joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 716 Richards Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marion A. Eldridge and wife, Helen Eldridge, their heirs and assigns, forever; and we, Ellen S. B. Fox Byers and husband, Richard D. Byers 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 14th day of June, 1994.

Ellen S. B. Fox Byers

Richard D. Byers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ellen S. B. Fox Byers and Richard D. Byers, 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 14th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of June, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

61441

IDENTIF. & REFERENCE

94 JUN 15 PM 4:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 260.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

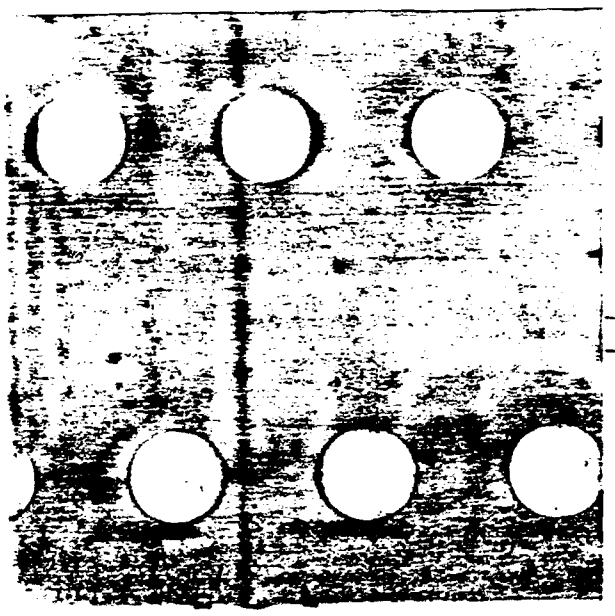
RECEIVED OF _____

FOR _____

BOOK 9379 PAGE 517

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



MAMT 69000.00
ERR CO
MAMT 68000.00-
CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61441
IDENTIF. ← REFERENCE

94 JUN 15 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803256