Box 58

WARRANTY DEED

BOOK 9434 PAGE 975

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

James W. Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Eaton (NAME)	NEW OWNER (NAME)	MAP 106-13
2012 Hutton Drive (ADDRESS)	2012 Hutton Drive (ADDRESS)	PARCEL 128
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James K. Eaton, Trustee with full power to transfer, sell and convey without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Eaton, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Woodycrest Subdivision, Section One, of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Said Lot fronts 70 feet on the northeasterly side of Hutton Drive and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to James K. Eaton, Trustee, by deed from William L. Lynn of record in Book 9128, page 277, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantee the day of closing; all matters as set out on the above stated plan of record; restrictive covenants of record in Book 1907, page 2, said Register's Office; and any and all easements located on the property.

80549

IDENTIF. & REFERENCE

94 AUG 11 PM 3:19

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 2012 Hutton Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August 19 94

James K. Eaton, Trustee
By: James K. Eaton

BOOK 9434 PAGE 976

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James K. Eaton and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the James K. Eaton, Trustee the within named bargainor, ~~and corporation~~, and that he as such Trustee ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation, by the said~~ Wilma J. Eaton Trust, James K. Eaton as such Trustee, ~~and attesting the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville, TN on this the 10th day of August 19 94.

My commission expires 1-25-97

Marshall L. Hay
Notary Public

MARSHALL L. HAY NOTARY PUBLIC STATE

7209 08/11 0101 03CHECK

175.50

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

RECEIVED OF _____

FOR _____

BOOK 9434 PAGE 977

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			08/11/94 01	15:19 0001 7209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80549
IDENTIF. & REFERENCE

94 AUG 11 PM 3:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823679