THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9472 PAGE 170

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carl E. Eidson, et ux 8073 Ridgewood Rd PO Box 1825 Goodlettsville, Tn. 37070	Same as New Owner	Map 25-4 Parcel 122 Field Book GO 21067

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RILEY C. RAY, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CARL E. EIDSON and wife, BRENDA H. EIDSON, hereinafter referred to as 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. 9 on the Plan of Franklin Heights, Phase I, Section II, of record in Plat Book 6900 at page 856, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Riley C. Ray by deed from Essex Developments, a Tennessee Partnership, of record in Book 8843, page 944, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on McCoin Drive, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictive Covenants of record in Book 7775, page 93, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 6900, page 856, said Register's Office.

4. Subject to an easement for sanitary sewers granted the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.

5. Subject to an easement for water main granted to Madison Suburban Utility District of record in Book 7825, page 539, said Register's Office.

6. Subject to easement for ingress and egress of record in Book 7866, page 192, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

Joinder of Spouse: CAROLYN RAY, wife of RILEY C. RAY, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 21st day of September, 1994.

"GRANTOR"

Riley C Ray
RILEY C. RAY

Carolyn Ray
CAROLYN RAY

"GRANTEES"

Carl E Eidson
CARL E. EIDSON

Brenda H. Eidson
BRENDA H. EIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RILEY C. RAY, CAROLYN RAY, CARL E. EIDSON and BRENDA H. EIDSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of September, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Carl E Eidson
Affiant

Sworn to and subscribed before me on this the 21st day of September, 1994.

Patsy C. Davidson
NOTARY PUBLIC

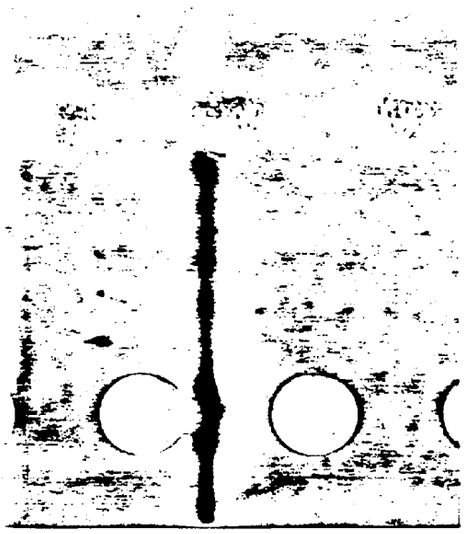
My Commission Expires: 12/6/97

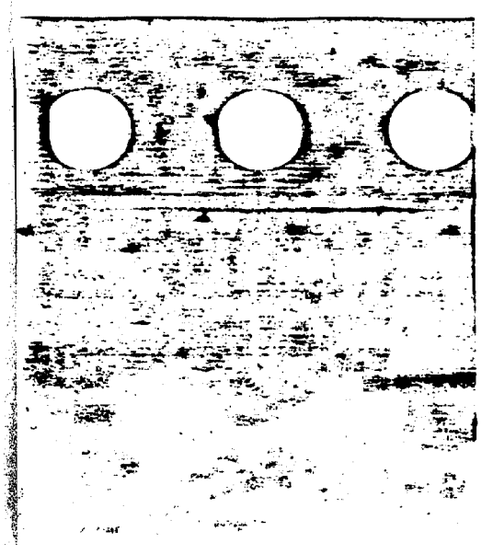
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

93175
IDENTIF. & REFERENCE

94 SEP 22 AM 10:00
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

0912 09/22 0101 03CHECK 49.70





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

RECEIVED OF _____

FOR _____

BOOK 9472 PAGE 172

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 11000.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 40.70
PRFEE 1.00
MDEED 8.00
TOTAL 49.70
CHECK 49.70

09/22/94 01 09:59 0001 0912

93175
IDENTIF. # REFERENCE

94 SEP 22 AM 10:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837204