BOOK 9486 PG 812

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 5th DAY OF October, 19 94.

NOTARY PUBLIC

My Commission expires: 11-20-96

THIS INSTRUMENT PREPARED BY

George H. Cate, Jr., 95 White Bridge Road, Ste. 503, Nashville, TN 37205
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donald R. Hubert, et ux (NAME)	Same (NAME)	Map: 7-15
2041 Graceland Drive (ADDRESS)	(ADDRESS)	P/O: 36
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 15,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES F. EDDINGS AND WIFE, MELBA SUE EDDINGS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DONALD R. HUBERT AND WIFE, LINDA G. HUBERT

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE DESCRIPTION ON EXHIBIT "A" ATTACHED

97664
IDENTIF. & REFERENCE

94 OCT -6 PM 2:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5722 10/06 0101 03CHECK 68.50

unimproved (X)
This is improved ( ) property, known as vacant lot adjoining 2041 Graceland Drive, Goodlettsville, TN 37072
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 5th day of October, 19 94.

James F. Eddings
JAMES F. EDDINGS

Melba Sue Eddings
MELBA SUE EDDINGS

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9486 PG 813

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES F. EDDINGS AND WIFE, MELBA SUE EDDINGS, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of October, 1994.

My Commission expires: 11-20-96

Christina L. Nutley
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

Land in the 10th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 98 on the plan of Grizzard Manor, Section 5, as of record in Book 4675, page 1643, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Graceland Drive at the common front corners of Lots 98 and 99 on the above stated plan; thence with the common line between Lots 98 and 99, S 60 degrees 00' W, 261.7' to the common rear corner of Lots 98 and 99; thence, with the rear line of Lot No. 98, N 32 degrees 13" W, 63.26' to a point; thence with a line severing Lot No. 98, N 48 degrees 35" E, 257.3' to a point on the southerly margin of Graceland Drive; thence with the southerly margin of Graceland Drive with a curve to the right (radius 552.06') southeasterly a distance of 115' to the point of beginning, and containing 0.53 acres.

Being the same property conveyed to James F. Eddings and wife, Melba Sue Eddings, by Deed from Goodlettsville Development Co., of record in Book 5266, page 919; and being the same property conveyed to James F. Eddings and wife, Melba Sue Eddings, by Quitclaim Deed from George B. King and wife, Elizabeth A. King, of record in Book 9486, page 807, said Register's Office.

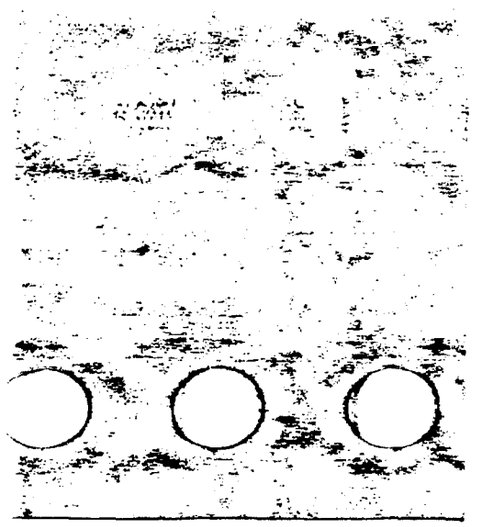
Subject to: (1) matters shown on the Plan of record in Book 4675, pages 163 and 164, as amended in Book 4883, page 280, and Book 5067, page 912, said Register's Office; (2) restrictive covenants contained in instrument of record in Book 4675, page 163, said Register's Office; and (3) provisions with respect to sewage disposal system contained in Deed of Record in Book 5266, page 919, said Register's Office.

EXHIBIT "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



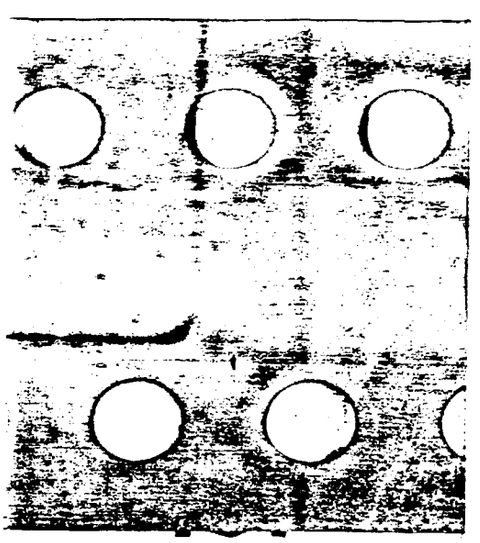
RECEIVED OF _____

FOR _____

BOOK 9486 PG 815

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL ~~68.50~~
CHECK ~~68.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/94 01 14:21 0001 5722

97664
IDENTIF. ↑ REFERENCE

94 OCT -6 PM 2:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 841951