12657

BOOK 9531 PG 855

IDENTIFICATION REFERENCE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

94 NOV 30 AM 8:27

REGISTER
DAVIDSON COUNTY, TN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 1994.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA L. YOTHER 2808 MCCAMPBELL AVENUE NASHVILLE, TN. 37214	SAME	96.06 72.01

FOR AND IN 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,

JULIA ELLEN EATON N/K/A JULIA ELLEN FLETCHER AND HUSBAND, MARK M. FLETCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CYNTHIA L. YOTHER, UNMARRIED

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 THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF A RESERVED PARCEL SHOWN ON THE PLAN OF DONELSON HEIGHTS, OF RECORD IN BOOK 1424, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, REGISTERED LAND SURVEYOR, DATED MAY 5, 1975, JOB NO. W2-1026-F, AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF MCCAMPBELL AVENUE, SAID POINT BEING LOCATED NORTHEASTWARDLY 207.8 FEET FROM A CONCRETE MONUMENT AT THE NORTHERLY TERMINOUS OF THE CURVE CONNECTING THE SOUTHEASTERLY MARGIN OF MCCAMPBELL AVENUE AND THE NORTHEASTERLY MARGIN OF SURREY ROAD; THENCE SOUTH 31 DEG. 48' EAST 91.3 FEET AND SOUTH 2 DEG. 58" EAST 77.7 FEET TO THE CENTER LINE OF A T.V.A. EASEMENT; THENCE WITH THE CENTER LINE OF SAID T.V.A. EASEMENT NORTH 83 DEG. 49' EAST 83 FEET TO THE EASTERLY LINE OF SAID RESERVED PARCEL NORTHWARDLY 239 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MARGIN OF MCCAMPBELL AVENUE; THENCE WITH THE SOUTHEASTERLY MARGIN OF MCCAMPBELL AVENUE SOUTH 58 DEG. 12" WEST 175 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO JULIA ELLEN EATON, BY DEED FROM GARY B. GRAMMONT AND CHRISTINE R. GRAMMONT, OF RECORD IN BOOK 4997, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JULIA ELLEN EATON HAVING SINCE MARRIED AND IS NOW KNOWN AS JULIA ELLEN FLETCHER. MARK M. FLETCHER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1. All matters as shown on the plat of record in Book 1424, Page 35, said Register's Office, including but not limited to an easement for a 150 foot TVA Transmission Line.
2. An easement for sanitary sewer over the South 20' of record in Book 6229, Page 594, said Register's Office.
3. Any and all restrictions, conditions and easements of record.

This is XX improved property known as: 2808 MCCAMPBELL AVENUE, NASHVILLE, TN. 37214
(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 OUR hand(s) this 23rd day of NOVEMBER, 1994.

JULIA ELLEN FLETCHER

MARK M. FLETCHER

STATE OF TENNESSEE

BOOK 9531 PG 856

COUNTY OF DAVIDSON

Personally appeared before me, JULIA ELLEN EATON NOW KNOWN AS JULIA ELLEN FLETCHER AND HUSBAND, MARK M. FLETCHER, 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 23rd day of NOVEMBER, 1994.

Susan Hardy Bennett
NOTARY PUBLIC

My Commission Expires: 3-21-98

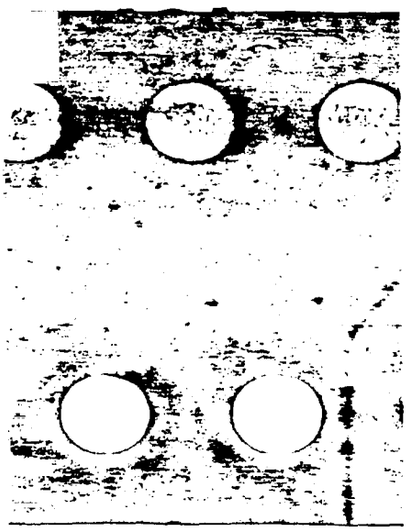
PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

8071 11/30 0101 03CHECK 216.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

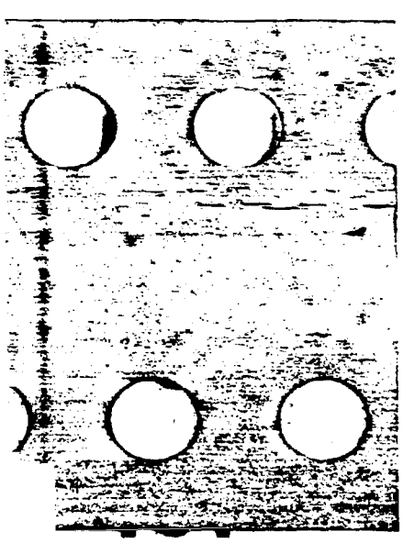
FOR _____

BOOK 9531 PG 857

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 56000.00
				CON TX 207.20
				PRFEE 1.00
				MDEED 8.00
				TOTAL 216.20
				CHECK 216.20
11/30/94	01			08:21 0001 8071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



12657
IDENTIF. & REFERENCE

94 NOV 30 AM 8:21
REGISTER
DAVIDSON COUNTY, TN.

No. 858101