BOOK 9541 PG 879

BCN 19B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 27,000.00
Robert A Francescon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. FRANCESCON (NAME)	THE BANK OF GREEN HILLS (NAME)	MAP 103-03
3831 West End, #10 (ADDRESS)	4205 Hillsboro Road, Suite 101 (ADDRESS)	PARCEL 251
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	FB # 25W-05395

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, DAVID WALTER EAKES, SR., AND WIFE, ELIZABETH R. EAKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. FRANCESCON, 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 Davidson County, Tennessee, being Lot No. 4 of Block 20, on the Map of Sylvan Park, as of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the southerly side of Nebraska, formerly Eight Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to David Walter Eakes, Sr., and wife, Elizabeth R. Eakes, by Deed from Alvis Earl McDow and wife, Marjorie McDow, of record in Book 4964, Page 353, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

15806

IDENTIFICATION REFERENCE

1561 12/09 0101 03CHECK 108.90

unimproved ( )
This is improved (X) property, known as 4807 Nebraska Avenue, Nashville, TN 37209
(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 7th day of December 19 94

David Walter Eakes Sr.
DAVID WALTER EAKES, SR.

Elizabeth R. Eakes
ELIZABETH R. EAKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID WALTER EAKES, SR., AND WIFE, ELIZABETH R. EAKES

the bargainor s, with whom I am personally acquainted or proved to me on 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 Brentwood, Tennessee, this 7th day of December, 19 94.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

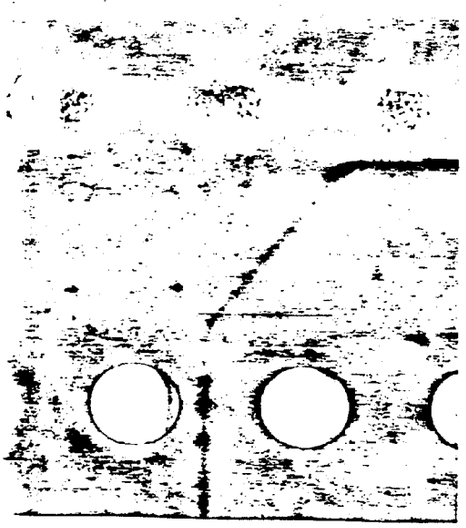
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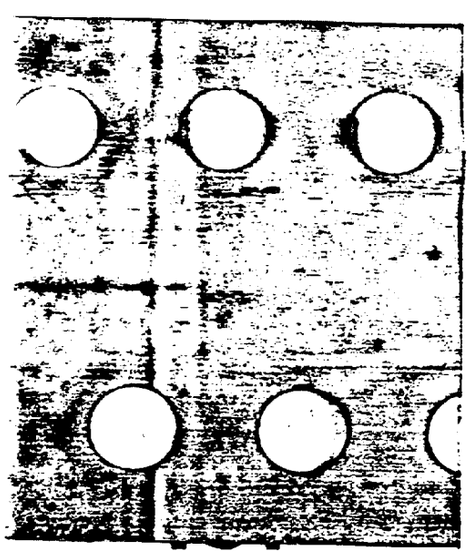
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9541 PG 881

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	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
TOTAL	108.90
CHECK	108.90

12/09/94 01 08:53 0001 1501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15806

IDENTIFICATION REFERENCE

94 DEC -9 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.

No. 861475