BOOK 9548 PG 281

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Early Deane, III	First American National Bank	117-8-276
(NAME)	(NAME)	
1500 Clifton Lane	First American Center	16DA-5875
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(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, Lynn Ebaugh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Early Deane, III , 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. 6 on teh Plan of Hawthorne Subdivision, as of record in Plat Book 1424, Page 22, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lynn Ebaugh by deed from The Estate of John Lynn Ebaugh, Jr., by Kenneth S. Ebaugh, Executor and Co-Administrator, C.T.A. without bond of record in Book 9180, Page 296, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

17949
IDENTIF. + REFERENCE

94 DEC 16 PM 3:03
FILED
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1500 Clifton Lane, Nashville, Tennessee 37215
(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 14th day of December, 19 94

Lynn Ebaugh by: Tim Villager, Attorney in Fact

DETN01W 12/88 First Data Systems, Inc. 1 800-626 5427

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 Lynn Ebaugh

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of December 19 94.

Commission expires _____

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, and 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

State of Tennessee
County of Davidson

On this the 15th day of December, 1994, before me personally appeared Tim Villager to me known to be the person who executed the foregoing instrument in behalf of Lynn Ebaugh _____ as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Lynn Ebaugh.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1994.

Notary Public

My Commission Expires: 7/25/98

WARRANTY DEED

FROM

Lynn Ebaugh

TO

Early Deane, III

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #33022

3897 12/16 0101 03CHECK 401.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9548PG283

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
106000-00

CON TX	392.20
PRFEE	1.00
WDEED	8.00
TOTAL	401.20
CHECK	401.20

12/16/94 01 15:04 0001 3897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17949
IDENTIF. ↑ REFERENCE

94 DEC 16 PM 3:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863846