BOOK 9593 PG 152 File in Box No. 19 B

95-2-6

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Eddie L Waynick Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 95

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
EDDIE L. WAYNICK, SR. (NAME)	"NEW OWNERS" (NAME)	MAP 061-07
1007 Malquin Drive (ADDRESS)	(ADDRESS)	PARCEL 040
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #15DZ-01750

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, WILLIAM DOUGLAS EDDINGS, A WIDOWER NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDDIE L. WAYNICK, SR., 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. 19 of Block "J" on the Plan of Broadmoor, Section II, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 60 feet on the northerly side of Malquin Drive, and runs back between parallel lines, 155 feet to a dead line.

BEING the same property conveyed to William Douglas Eddings and wife, Reva P. Eddings, by Deed from Gussie E. Brake and wife, Alma J. Brake, of record in Book 4068, Page 826, Register's Office for Davidson County, Tennessee. The said Reva P. Eddings having since died.

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 assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of William D. Eddings pursuant to a Power of Attorney executed by same on the 9th day of June, 1994, and being filed for record simultaneously herewith.

WILLIAM D. EDDINGS AND WILLIAM DOUGLAS EDDINGS ARE ONE AND THE SAME PERSON.

unimproved ( )
This is improved (X) property, known as 1007 Malquin Drive, Nashville, TN 37216
(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 8th day of February 19 95

William Douglas Eddings
WILLIAM DOUGLAS EDDINGS
By: Melba J. Hartman
Melba J. Hartman, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____day of _____19_____ .

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, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of February, 1995, before me personally appeared MELBA J. HARTMAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) [illegible] WILLIAM DOUGLAS EDDINGS, and acknowledged that she executed the same [illegible] act and deed of the said WILLIAM DOUGLAS EDDINGS.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: September 16, 1995

33371

IDENTIF. & REFERENCE

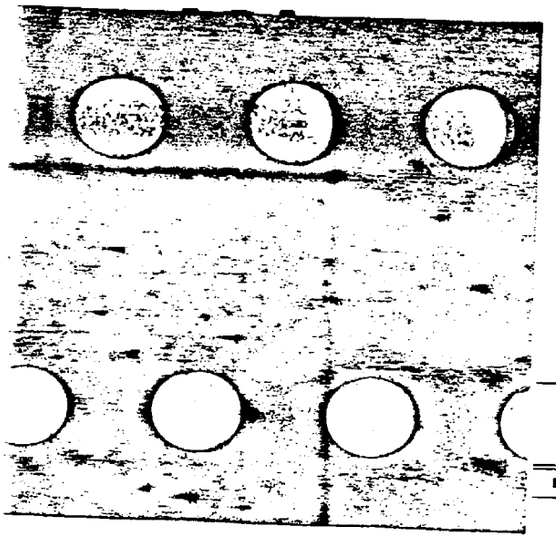
95 FEB 10 PM 1:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0884 02/10 0101 03CHECK

164.40

DCTN01W

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

RECEIVED OF _____

FOR _____

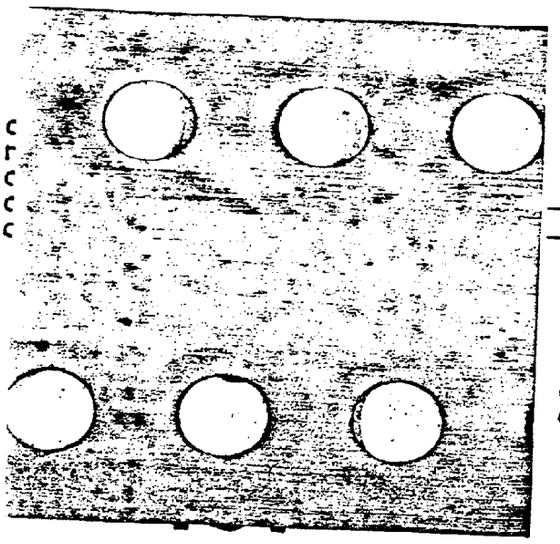
BOOK 9593 PG 154

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	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40
CHECK	164.40

02/10/95 01 13:19 0001 0884



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33371
IDENTIF. & REFERENCE

95 FEB 10 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 880604