36069

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36099
Dav. Co. File: Box 8

93 FEB 22 AM 10:11

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9600 PG 415

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles A. Hutson 1211 Battlefield Drive Nashville, TN 37215	Countrywide Funding Corporation 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 117-08-253 16DA 05515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl Glenn Eakes and spouse, Carlene Eakes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Hutson, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 32 on the plan of Galecrest No. 2 Block "G", of record in Book 1424, page 19, Register's Office for said County.

SAID Lot No. 32 fronts 70 feet on the southerly margin of Battlefield Drive and extends back 205.6 feet on the easterly line and 209.6 feet on the westerly line to a dead line in the rear, measuring 70.1 feet thereon.

BEING the same property conveyed to L. C. Grammer and wife, Agnes Eakes Grammer by deed from Marion Helen Grammer, unmarried, of record in Book 1783, page 603, said Register's Office. The said L. C. Grammer and Agnes Eakes Grammer have both since died, with L. C. Grammer predeceasing Agnes Eakes Grammer. The will of Agnes Eakes Grammer of record in Will Book 171, page 429, Probate Court Clerk's Office for Davidson County, Tennessee devised subject property to Carl Glenn Eakes.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to a 10 foot easement for sanitary sewers and/or storm drainage across/along the easterly line of said lot as granted to Metropolitan Government by instrument of record in Book 3934, page 223, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Carlene Eakes, the spouse of Carl Glenn Eakes, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 1211 Battlefield Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of February, 1995.

Carl Glenn Eakes

Carlene Eakes

State of Tennessee
County of Davidson

On this 21st day of February, 1995, before me the undersigned authority, personally appeared **Carl Glenn Eakes and Carlene Eakes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115000.00

Affiant

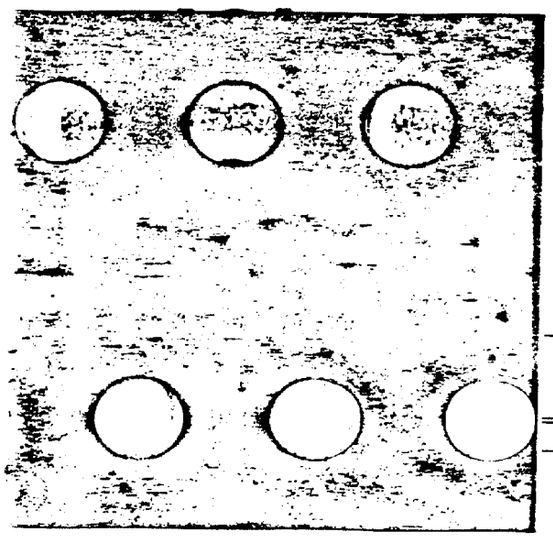
Sworn and subscribed before me on the 21st day of February, 1995.

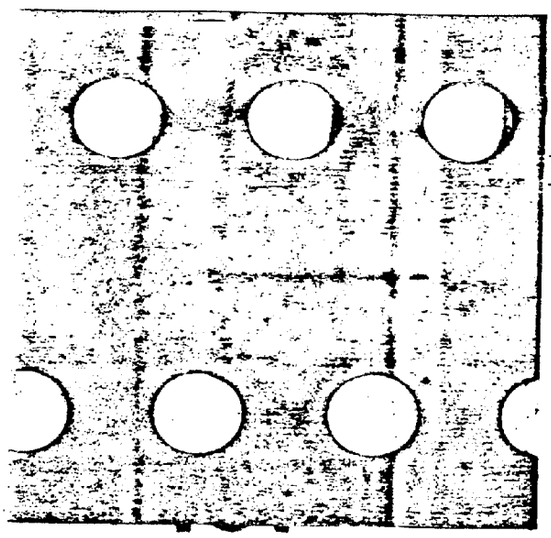
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

7788 02/22 0101 03CHECK 434.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9600 PG 417

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	434.50
			CHECK	434.50
02/22/95	01		10:10 0001	3788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36069
IDENTIF. # REFERENCE

95 FEB 22 AM 10:11
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No. 883481