0065799

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: (kd) Title No: 36494
Dav. Co. File: Box 8

95 JUN -1 PM 12:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9687 PG 335

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Valerie L. Van Eaton 3502 General Bates Drive Nashville, Tennessee 37204	Countrywide Funding Corporation 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 118-09-226

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 **Linda M. Klosterman, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Valerie L. Van Eaton, 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 the northerly part of Lot No. 5 of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, page 83, Register's Office for said County and described as follows:

BEGINNING at an iron pin in the east margin of Gen. W. B. Bates Drive at the corner of Lots Nos. 4-N and 5-N of said subdivision thence with the line between said lots easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-N in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots Nos. 3-N and 5-N southeasterly 110 feet to a point; thence southwesterly along the line of Lot No. 5-N, 27 feet, more or less, to a point at the northeasterly corner of the property conveyed to W. K. Powers and wife, by deed from Samuel Link and wife, of record in Book 1238, page 214, said Register's Office; thence along Powers north line northwesterly to the easterly margin of General W. B. Bates Drive at an iron pin, the common corner of Lots Nos. 5-N and 6-N; thence with the margin of said Gen. W. B. Bates Drive in a northerly direction around a slight curve 80 feet to the point of beginning.

TOGETHER with as an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, page 77, said Register's Office.

BEING the same proeprty conveyed to Linda M. Klosterman by deed from Stanley G. Hopp of record in Book 8795, page 894, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to an easement for joint driveway purposes of record in Book 5642, page 77, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3502 General Bates Drive, Nashville, Tennessee 37204

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 31st day of May, 1995.

Linda Klosterman

Linda M. Klosterman

State of Tennessee
County of Davidson

On this 31st day of May, 1995, before me the undersigned authority, personally appeared **Linda M. Klosterman**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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: $ 124900.00

Valerie L Von Eaton

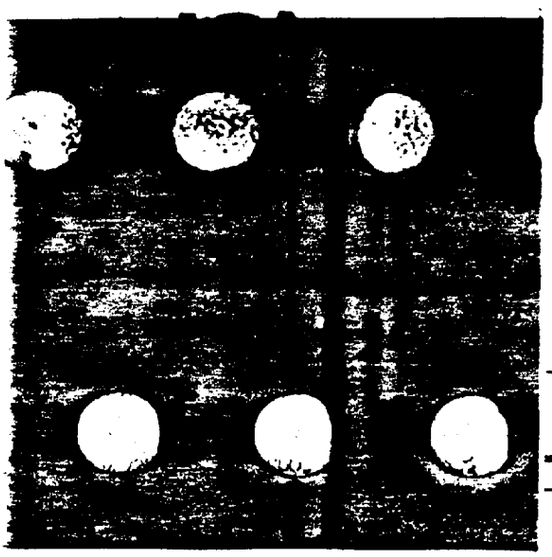
Affiant

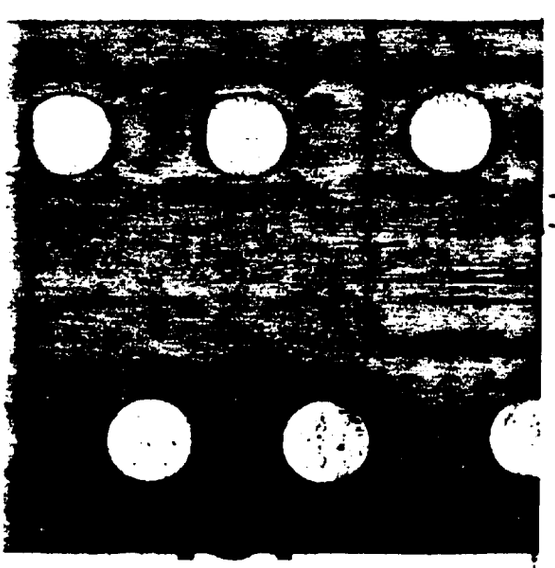
Sworn and subscribed before me on the 31st day of May, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

0557 06/01 0101 03CHECK 471.13





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 337

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	
				124900.00
			CON TX	462.13
			PRFEE	1.00
			MDEED	8.00
			TOTAL	471.13
			CHECK	471.13
06/01/95	01		12:50 0001	6557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065799
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915866