WARRANTY DEED

BOOK 9852 PG 425

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October, 19 95

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernadine Eggleston (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 81-3
1207 Kellow Street (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 168
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37133-1218 (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, Ilona J. Smith and Essie R. Holland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernadine Eggleston, 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 the northerly half of the easterly half of Lot No. 8 in the Subdivision of Lot No. 33 in Owens Buena Vista Plan of Lots, as of record in Book 57, Page 26, Register's Office for said County, and also of record in Plan Book 1, Page 84, Chancery Court of Nashville.

Being the same property conveyed to Anna Ruth Britton by instrument of conveyance from Raymond L. Barrett, Clerk and Master, Chancery Court for Davidson County, Tennessee of record in Book 4313, Page 101, Register's Office for said County. The said Anna Ruth Britton having since died testate, bequeathing said property to her daughters, Essie R. Mason Britton (now married and known as Essie R. Holland) and Ilona J. Britton (now married and known as Ilona J.Smith). The said Ilona J. Britton named as Adminstrator of the Estate of Anna Ruth Britton.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

3458 11/06 0101 03CHECK 175.50

COUNTY TAX 157.50
STATE TAX 18.00

( ) unimproved (X) improved property, known as 1207 Kellow Street, Nashville, Tennessee 37208
(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 31st day of October 19 95

Ilona J. Smith

Essie R. Holland

Essie R. Holland
SUBSCRIBED BEFORE ME BY ESSIE R HOLLAND THIS OCTOBER 31, 1995 Dorothy R Bussey
NOTARY PUBLIC, STATE OF KENTUCKY AT LARGE MY COMMISSION EXPIRES MARCH 26, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9552 PG 426

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ilona J. Smith and Essie R. Holland

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 31st day of October, 1995.

Commission expires November 28, 1998

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 KENTUCKY
COUNTY OF Hardin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within nmamed Essie R. Holland 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 Radcliff, Kentucky, this 31st day of October, 1995.

Deborah J. Williams
Notary Public

My Commission expires: March 11, 1997



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

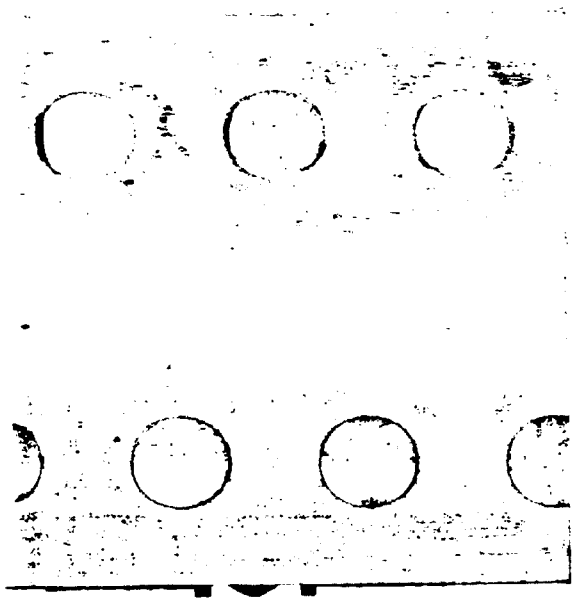
BOOK 9852 PG 427

RECEIVED OF _____

FOR _____

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	45000.00
CON TX	166.50
PRFEE	1.00
MDEED	8.00
[illegible]	175.50
CHECK	175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/95 01 15:50 0001 5456

0120269

95 NOV -6 PM 3:47

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 974069