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

BOOK 10006 PG 470

W & I Ref: (mn) Title No: 37458
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sharon Langford 3617 Hampton Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-05-60

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 **J. W. Eakin and spouse, Lucile N. Eakin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon Langford, unmarried,** 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. 20 on the plan of The Henry Sperry Subdivision of record in Plat Book 974, page 21, Register's Office for said County.

SAID Lot No. 20 fronts 100 feet on the southerly margin of Hampton Avenue and extends back between parallel lines 315 feet to a dead line in the rear.

BEING the same property conveyed to J. W. Eakin by deed from C. B. Kelley, unmarried, of record in Book 1218, page 23, Register's Office fro Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..
This is improved property, known as: 3617 Hampton Avenue, Nashville, Tennessee 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 4th day of April, 1996.

J. W. Eakin

Lucile N. Eakin

State of Tennessee
County of Davidson

BOOK 10006 PG 471

On this 4th day of April, 1996, before me the undersigned authority, personally appeared **J. W. Eakin** and **Lucile N. Eakin**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 330000.00

Affiant

Sworn and subscribed before me on the 4th day of April, 1996

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

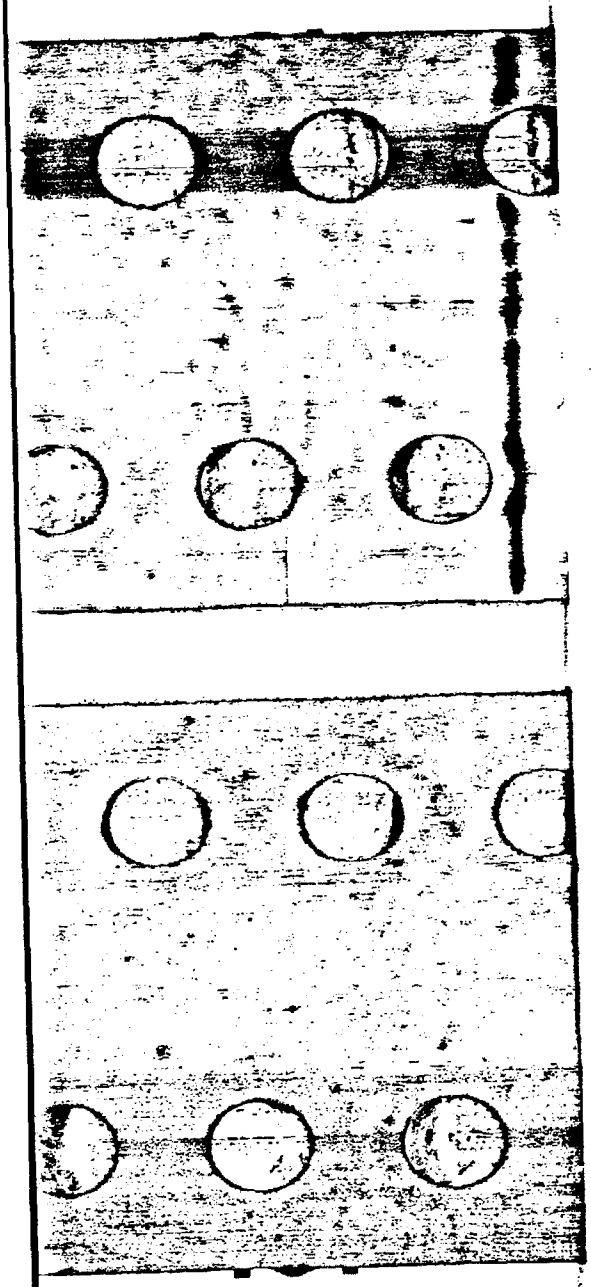
My Commission Expires: _____ Notary Public

0168350
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7261 04/08 0101 03CHECK 1230.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 472

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 330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 8.00
TOTAL 1230.00
CHECK 1230.00

04/08/96 01 09:48 0001 7261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168350
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025249