To: Box 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10055 PG 369

WARRANTY DEED

Name and Address of New Owner: **Hershel Eaton and Edna B. Eaton** **3115 Stafford Drive** **Nashville, Tennessee 37214**
Send Tax Bills To: **New Owner**
Street Address of Subject Property: **Map-Parcel No:** **3115 Stafford Drive** **Map 85-7** **Nashville, Tennessee 37214** **Parcel 107**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES A. BARNETT, JR. AND WIFE, DONNA M. BARNETT,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **HERSHEL EATON AND WIFE, EDNA B. EATON,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Stafford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to James A. Barnett, Jr. and wife, Donna M. Barnett by deed from Monroe Phemister and wife, Jane Phemister, of record in Book 5319, page 571, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;
>
> 2. All matters shown on the Plan of record in Book 2900, pages 83 & 84, Register's Office for Davidson County, Tennessee;
>
> 3. Restrictive covenants of record in Book 3066, page 219, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

BOOK 10055 PG 370

WITNESS our hands this 17th day of May, 1996.

JAMES A. BARNETT, JR.

DONNA M. BARNETT

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 17th day of May, 1996, before me personally appeared James A. Barnett, Jr. and wife, Donna M. Barnett, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 1996.

NOTARY PUBLIC

My commission expires:_____

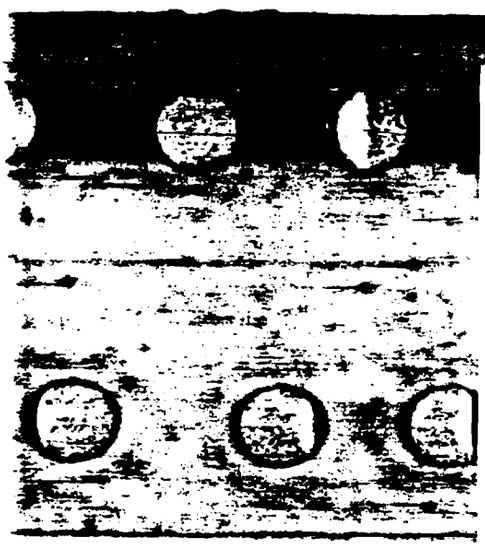
NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

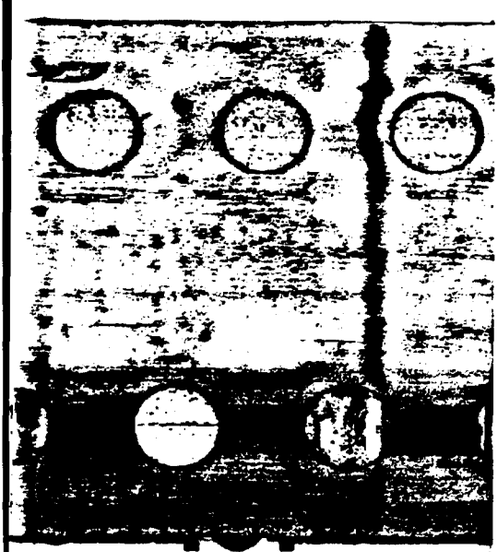
95 MAY 20 PM 3:32

0183475

IDENTIF. & REFERENCE

397.50





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

RECEIVED OF _____

FOR _____

BOOK 10055 PG 371

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50
05/20/96 01 15:36 0001 3522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183475
IDENTIF. ↑ REFERENCE

95 MAY 20 PM 3:32
REGISTER
DAVIDSON COUNTY, TN.

No. 1041465