File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

10065-810

#13916

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THOMAS CHADWICK EUSTIS	NEW OWNER	117-2
(NAME)	(NAME)	
3002 Medial Avenue		107
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, HENRY J. COFFEY, JR. AND WIFE, MARGO P. COFFEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS CHADWICK EUSTIS AND ELAINE MARJORIE CONRADI, as joint tenants with the right of survivorship and not as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 15, Block 4 on the Plan of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry J. Coffey, Jr. and wife, Margo P. Coffey by deed from Richard J. Horton and wife, Connie P. Horton of record in Book 7496, page 547, said Register's Office.

This conveyance is made subjec to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.

0186720
IDENTIF. REFERENCE

96 MAY 30 AM 10:15
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

6977 05/30 0101 03CHECK 845.20

unimproved ( )
This is improved (XX) property, known as 3002 Medial Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of May, 19 96

HENRY J. COFFEY, JR.

Margo P. Coffey
MARGO P. COFFEY

STATE OF TENNESSEE
COUNTY OF Davidson

10065 811

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY J. COFFEY, JR. AND WIFE, MARGO P. COFFEY

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of May, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,000.00

Thomas Chadwick Eusts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

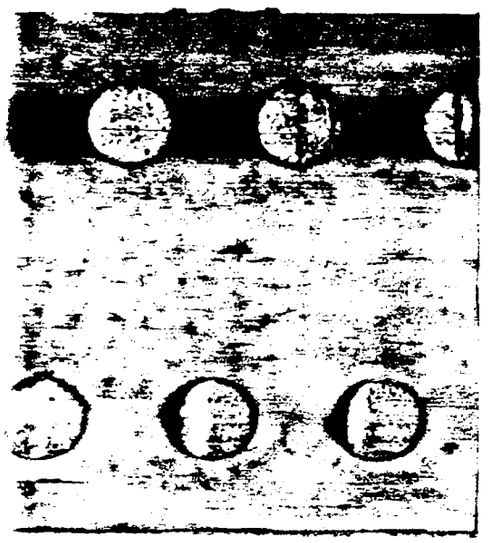
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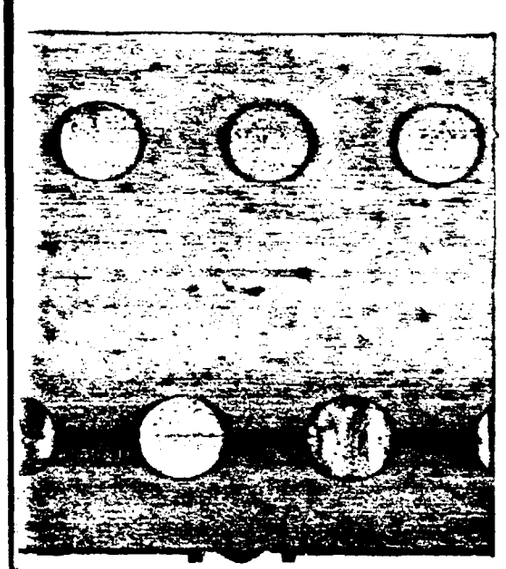
HENRY J. COFFEY, JR. AND WIFE,
MARGO P. COFFEY

TO

THOMAS CHADWICK EUSTIS AND
ELAINE MARJORIE CONRADI

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10065 PG 812

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
226000.00
CON TX 836.20
PRFEE 1.00
WDEED 8.00
TOTAL 845.20
CHECK 845.20

05/30/96 01 10:19 0001 6977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186720 IDENTIF. # REFERENCE

96 MAY 30 AM 10: 15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1044884