STATE OF TENNESSEE
COUNTY OF Davidson
7090-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Billy Roy Eatherly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1996

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Roy Eatherly	Franklin American Mortgage Company	161-4-26
(NAME)	(NAME)	
418 Tusculum Road	214 Overlook Court, Suite 150	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Brentwood, Tennessee 37027	
(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, WE, Pauline O. Harding and Mildred O. Palermo Trustee u/a/d

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy Roy Eatherly and wife, Mary Lou Eatherly

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:

See exhibit A attached hereto and made a part hereof.

96 AUG -5 PM 2:51
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0211157
IDENTIF. & REFERENCE

3384 08/05 0101 03CHECK 301.50

This is improved property known as 418 Tusculum Road, Nashville, Tennessee 37211

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 their hands this 31st day of July, 1996.

Pauline O. Harding
Pauline O. Harding

Carl a. Harding
Carl Harding

Mildred O. Palermo
Mildred O. Palermo Trustee u/a/d

Thomas M. Palermo Jr.
Thomas Palermo

7090-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Pauline O. Harding and Mildred O. Palermo Trustee u/a/d the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within name Pauline O. Harding and husband, Carl Harding the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 1996.

1-20-99
My Commission Expires:

Notary Public
Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within name Mildred O. Palermo and husband, Thomas Palermo the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 1996.

1-20-99
My Commission Expires:

Notary Public
Mark A. Ellmore, Jr.

File No.: 7090-M

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Whispering Hills Annex, of record in Book 2331, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 74.5 feet on the northerly margin of Tusculum Road and extends back 166.0 feet on the easterly line and 165.6 feet on the westerly line to a dead line in the rear, measuring 76.9 feet thereon.

BEING the same property conveyed to Pauline O. Harding and Mildred O. Palermo by Quitclaim deed from Floyd T. Overton a widower, filed of record in Book 7977, page 904, Register's Office for Davidson County, Tennessee.

The said Mildred O. Palermo having since conveyed her portion to Mildred O. Palermo, Trustee u/a/d by Quitclaim Deed of record in Book 9966, page 599, Register's Office for Davidson County, Tennessee.

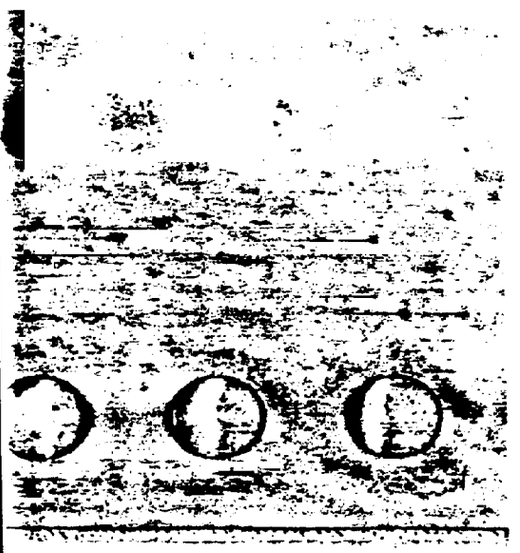
Pauline O. Harding and Mrs. Carl Harding being one and the same person.

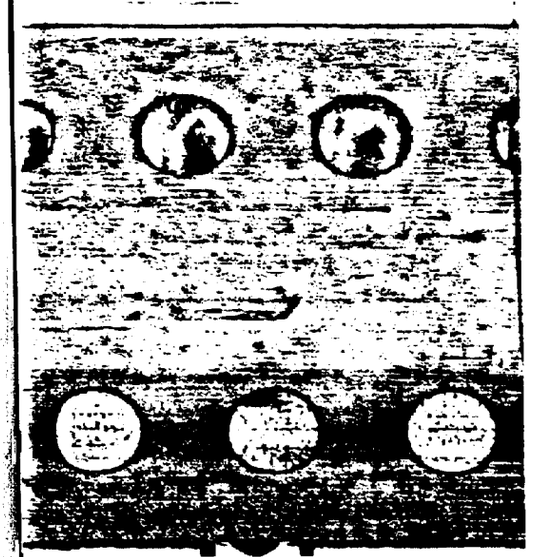
Mildred O. Palermo and Mrs. Thomas Palermo being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Carl Harding, spouse of Pauline O. Harding, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

Thomas Palermo, spouse of Mildred O. Palermo, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.





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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 375

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 78000.00
				CON TX 288.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 301.60
				CHECK 301.60
			08/05/96 01	14:56 0001 3384

IDENTIF. ↑ REFERENCE 021157

96 AUG -5 PM 3:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1070952