ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mary K. Eaker	Mortgage Resources Inc	
522 Hamilton Avenue	404 BNA Drive, Ste.400	Map 105-07-0
Nashville, TN 37203	Nashville, TN 37217	Parcel 213.00

This instrument is prepared by: Robert J. Notestine, III, Atty.
104 Woodmont Blvd., Ste. 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, F & J Enterprises, Inc., a Tennessee corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Mary K. Eaker, unmarried (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being part of Lot No. 2 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, page 97, County Court for said County, being lot No. 12 on the unrecorded subdivision of said lot No. 2. According to a survey made by W.D. Southgate, Surveyor, May 8, 1940.

Said Lot No. 12, fronts 50 feet on the northerly side of Hamilton Avenue and runs back between parallel with and 100 feet east of the easterly margin of Pillow Street, 167.5 feet to an alley.

Being the same property conveyed to F & J Enterprises, Inc. by Warranty Deed from Wilson Enterprises, Inc. of record in Book 9829, page 931, Register's Office for Davidson County, Tennessee.

This is the same legal description as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 522 Hamilton Avenue, Nashville, Tennessee 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $64,500.00.

Mary K. Eaker
Affiant

Subscribed and sworn to before me this 26th day of ~~July~~ August, 1996.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its represenatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of August, 1996.

F & J Enterprises, Inc., a Tennessee corporation

James J. Viviano (sec'y)

by: James J. Viviano, Secretary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James J. Viviano, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath, acknowledged himself to be the Secretary of F & J Enterprises, Inc., a corporation, and that he as such Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of August, 1996.

Notary Public

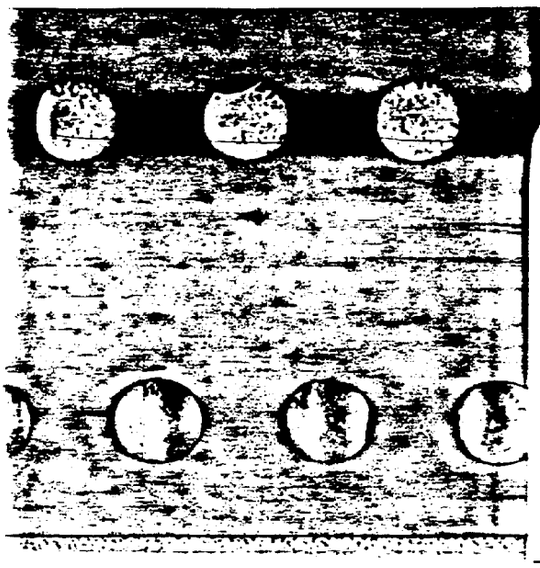
My Commission Expires: 1-24-98

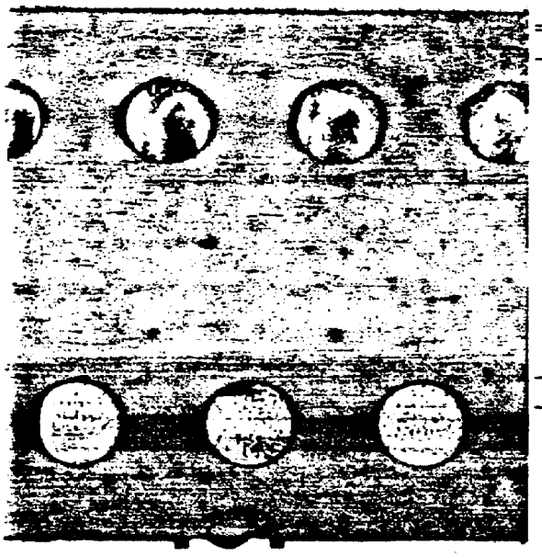
JOHN FORESTIAE NOTARY PUBLIC

02 13262
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5652 08/09 0101 03CHECK 247.65





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 553

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 64500.00
				CON TX 238.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 247.65
				CHECK 247.65
			08/09/96 01	14:23 0001 5652

IDENTIF. ↑ REFERENCE 02132662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 AUG -9 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018249