Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1181

BOOK 10242 PG 244

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 **Beverly Jane Messmore,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy W. Eaton, and Kimberly Nicholson**, ** 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. 102 on the Plan of Phase I, Sylvan Glen Condominiums of record as Exhibit "C" of record in Book 7249, Page 541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Jane Messmore by deed of record in Book 7702, Page 895, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

** as tenants in common with right of survivorship,

0241469

IDENTIFICATION REFERENCE

96 OCT 30 PM 12:29

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 102 Sylvan Glen Court, Nashville, TN 37209

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of October, 1996

Beverly Jane Messmore

Beverly Jane Messmore

State of Tennessee)
County of Davidson)

On this the 25th day of October, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Beverly Jane** Messmore, the Bargainor(s), 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.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$65,500.00**.

Billy W. Eaton
Affiant

Sworn and subscribed before me on this the 25th day of October, 1996.

Notary Public

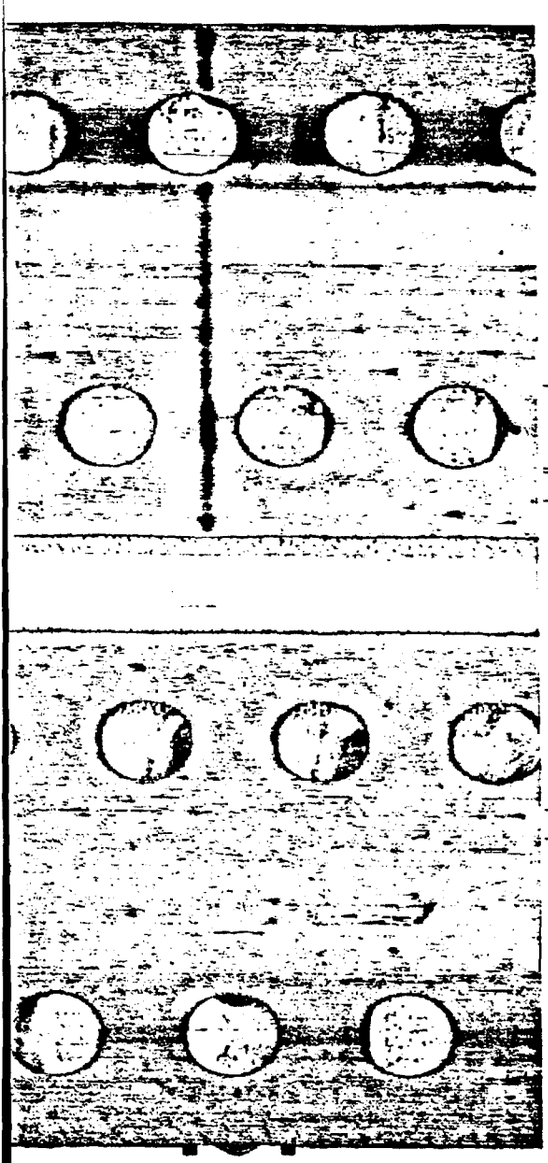
My Commission Expires: 11-22-97

5827 10/30 01:

CHECK

251.35

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Billy W. Eaton	**CTX Mortgage Company**	**91-16-A-102CO**
102 Sylvan Glen Court	**3710 Rawlins, Ste 1400**	
Nashville, TN 37209	**Dallas, TX 75219**	



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

RECEIVED OF _____

FOR _____

BOOK 10242 PG 246

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 65500.00
				C COPY 24.23
				VOID
				C COPY 24.23-
				CON TX 242.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 251.35
				CHECK 251.35
			10/30/96 01	12:33 0001 5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241469
IDENTIFICATION REFERENCE

96 OCT 30 P1 12: 29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Nº 1082780

No. [redacted]