Book 3

BOOK 10353 PG 768

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

X Nancy A. Joplin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 97

Tracey Tuplin
Notary Public

MY COMMISSION EXPIRES: 5/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ESB-97-204
MARY FRANCES RUDY, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy A. Joplin (NAME)	FT Mortgage Company d/b/a (NAME)	MAP 73-16
2438 Cabin Hill (ADDRESS)	8001 North Stemmons Parkway (ADDRESS)	PARCEL 13.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75247 (CITY) (STATE) (ZIP)	

FOR AND 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, James M. Eaton and wife, Lori J. Eaton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy A. Joplin, A Married Woman

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:

Being Lot No. 86 on the plan of Sunset View, Section 1, Revised as of record in Plat Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Eaton and wife, Lori J. Eaton by deed from Jean B. Whitaker, an unmarried person of record in Deed Book 10271, page 288, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2492, Page 307, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

0274426
IDENTIF. & REFERENCE

97 FEB 20 PM 0:40
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2438 Cabin Hill, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 13th day of February 19 97

James M. Eaton
By: James M. Eaton by Lori J. Eaton Attorney-in-fact
Lori J. Eaton, Attorney-in-fact

Lori J. Eaton
Lori J. Eaton

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of February, 1997, before me personally appeared Lori J. Eaton as Attorney in Fact for James M. Eaton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James M. Eaton, and who acknowledged that James M. Eaton executed the same as the free act and deed of the said James M. Eaton by virtue of that Power of Attorney, duly executed by the said James M. Eaton and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, this 13th day of February, 1997.

My Commission Expires: 9-20-99

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

7869 02/20 0101 PM BOOK

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Fort Campbell Boulevard
Clarksville, Tennessee 37042

☐ 557 Sam Ridley Pkwy W, Ste A
Smyrna, Tennessee 37167

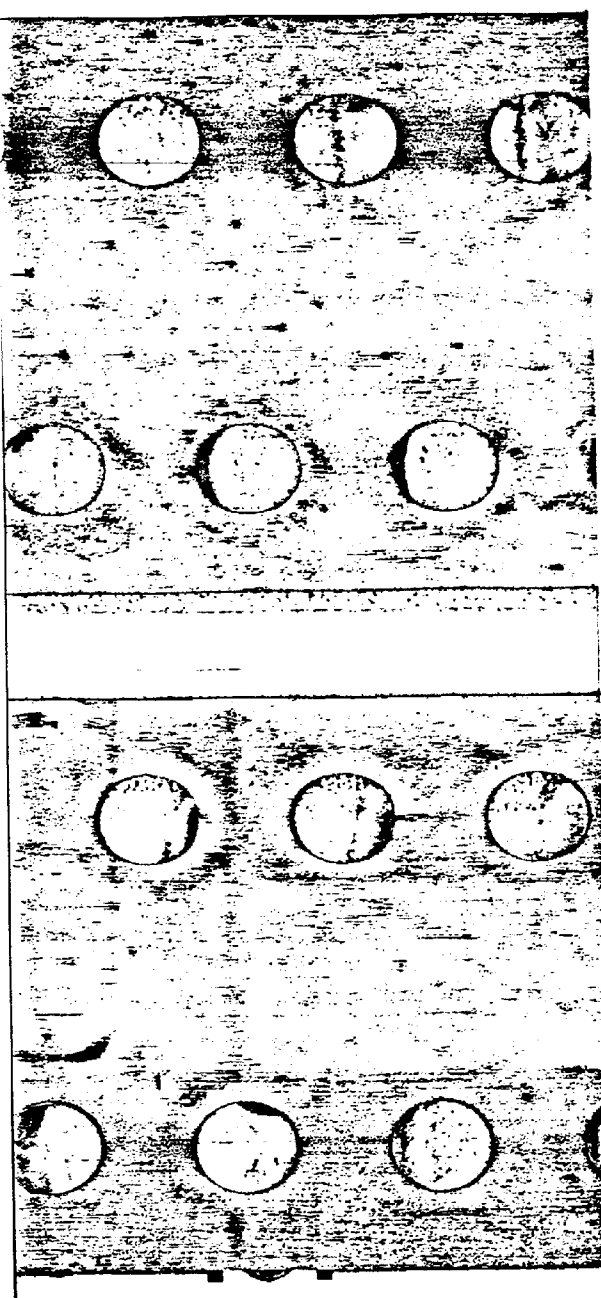
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

47-80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10353 PG 770

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	124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.80
			CHECK	467.80

02/20/97 01 08:43 0001 7869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274426 IDENTIF. # REFERENCE

97 FEB 20 AM 8:

FELIX Z. WILSON
DAVIDSON COUNTY

No. 1118318