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

39-B
File #97-1059

WARRANTY DEED

BOOK 10414 PG 15

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 **Debra Rondolet,** and husband, **Duane Rondolet**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Wade Eitniear, , unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a 1/2 undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT 1:

A tract of land in the 6th Civil District of Davidson County, Tennessee being part of Lot No. 1 on the Map of the Patterson Tract, as of record in Book 161, Page 85, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, November 12, 1954, as follows:

Beginning on the westerly margin of Foster Avenue at the northeast corner of the property conveyed to Fred A. Rich by deed from Clay O. Huskey and wife, of record in Book 2494, Page 3, said Register's Office; thence with said Rich's northerly line westwardly 212 feet, more or less, to a point, being said Rich's northwest corner; thence north 19 degrees 15' west 169.2 feet to an iron pin in the southerly margin of Carter Street as shown on said survey; thence with same south 75 degrees 45' east 230 feet to the westerly margin of said Foster Avenue; thence with same south 27 degrees 45' east 83 feet to the beginning.

Being the same property conveyed to Ann R. Eitniear a life estate, with the remainder interest to Robert Wade Eitniear and Debra E. Rondolet by deed from Ethel L. Rich Marshall and husband, Burt Marshall by deed of record in Book 5230, Page 416, said Register's Office. Ann R. Eitniear is now deceased.

TRACT 2:

Being part of Lot 1 on the map of the Patterson Tract as of record in Book 161, Page 85, Register's Office for Davidson County, Tennessee; AND also being part of the property described in Book 5230, Page 416, Register's Office for Davidson County, Tennessee and as described in a survey of Michael B. Homes RLS TN #213 dated 10-7-94.

Beginning on the Westerly margin of Foster Avenue at the intersection of Carter Street; thence South 24 degree 51' 41" East 83.00 feet to an iron pin, being the Northeast corners of the Ethel Rich Marshall property, thence with original property line, South 85 degrees 24' 114" West, 159.42 feet to true point of beginning: thence South 69 degrees 55' 49" West 50.56 feet to a point; thence North 18 degrees 02' 48" West 13.87 feet to an iron pin set, said point being Ann Eitniear's original Southwest corner; thence with original line between Eitniear and Marshall, North 85 degrees 24' 14" East 51.96 feet to the point of beginning.

Being the same property conveyed to Ann R. Eitniear, a life estate, with the remainder interest to Robert Wade Eitniear and Debra E. Rondolet by deed from Ethel L. Rich Marshall of record in Book 9819, Page 186, said Register's Office. Ann R. Eitniear is now deceased.

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

This is improved property, known as: 2801 Foster Avenue, Nashville, TN 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 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 10th day of April, 1997 BOOK 10414 PG 16

Debra E. Rondolet
Debra Rondolet

Duane Rondolet
Duane Rondolet

State of Tennessee)
County of Davidson)

On this the 10th day of April, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Debra Rondolet and Duane Rondolet**, 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.

ANGELA Y. BOSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN. My Commission Expires 5-23-98

Notary Public

My Commission Expires: 5/23/98

8416 04/11 0101 03CHECK 508.50

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$135,000.00**.

Robert Wade Eitniear
Affiant

02934 90 IDENTIF. ↑ REFERENCE

97 APR 11 PM 12:24 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

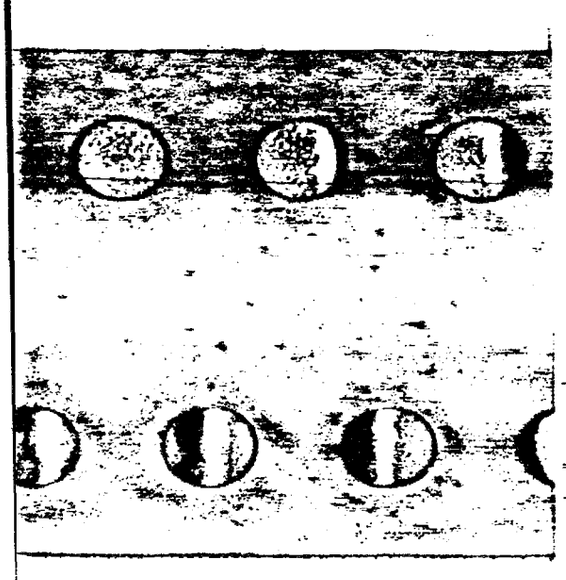
Sworn and subscribed before me on this the 10th day of April, 1997.

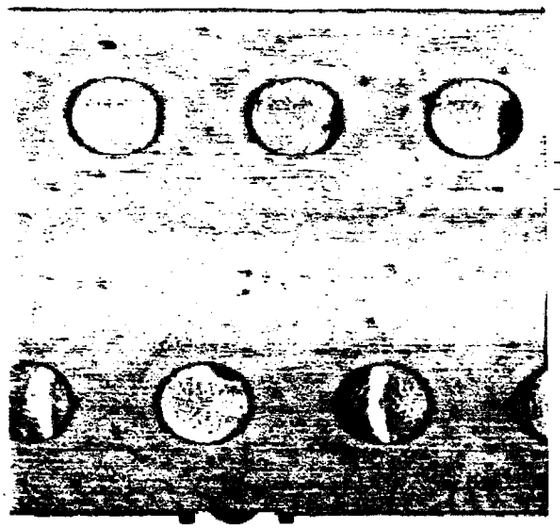
ANGELA Y. BOSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

Notary Public

My Commission Expires: 5/23/98

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Wade Eitniear **2801 Foster Avenue** **Nashville, TN 37211**	**same**	





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

RECEIVED OF _____

FOR _____

BOOK 10414 PG 17

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	508.50
			CHECK	508.50
04/11/97	01		12:23 0001	8416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293490
IDENTIF. ↑ REFERENCE

97 APR 11 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1138627