IDENTIF. & REFERENCE

03117710

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

97 JUN -4 AM 9:36

MAIL ENV.

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Barbara P. Jones 2509 West Heiman Street Nashville, Tennessee 37208	SAME	50-02-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Barbara P. Jones
AFFIANT

8482 06/04 0101 03CHECK 221.75

Sworn to and subscribed before me
this 29th day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 3/11/98

BOOK 10478 PG 731

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 considerations, the receipt and sufficiency of which is hereby acknowledged, I, ROBERT A. EAVES, JR. hereinafter called the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto BARBARA P. JONES, unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Section I, Willow Creek, of record in Book 5200, page 629, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert A. Eaves, Jr. by deed from Ellis B. Goodloe and Richard M. Wright, III, and Harold Reeves, Trustee, of record in Book 6401, page 468, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he 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 follows:

1. Williamson County taxes for the year 1997 are a lien

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map & Parcel # 50-02-12.

2. All matters appearing on the Plan of Section I, Willow Creek, of record in Book 5200, page 629, Register's Office for Davidson County, Tennessee.

3. Covenants and Restrictions for Willow Creek Subdivision, Section I, of record in Book 6217, page 956, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3725 and 3727, Willow Creek Road, Nashville, Tennessee 37207.

The property herein conveyed is not the principal place of residence of Grantor.

KAREN P. EAVES, WIFE OF ROBERT A. EAVES, JR. JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

WITNESS our hands this 29th day of May, 1997, in Franklin, Tennessee.

Robert A. Eaves, Jr. by Sylvia Mooneyhan, Attorney-in-Fact
ROBERT A. EAVES, JR., by Sylvia Mooneyhan, his attorney-in-fact

Karen P. Eaves by Sylvia Mooneyhan - Attorney-in-Fact
KAREN P. EAVES, by Sylvia Mooneyhan, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Sylvia Mooneyhan, who executed the foregoing instrument on behalf of Robert A. Eaves, Jr. and Karen P. Eaves, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, as the free act and deed of said Robert A. Eaves, Jr. and Karen P. Eaves.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 1997.

Notary Public

My commission expires: 3/11/98

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10478 PG 733

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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
TOTAL 221.75
CHECK 221.75

06/04/97 01 09:39 0001 8482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111710
IDENTIF. ↑ REFERENCE

97 JUN -4 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158408