File Box 9-B
First Title and Escrow Company, Inc.
#15215

BOOK 10765 PG 30

This Instrument Was Prepared
Upon Information Furnished by the
Parties Hereto By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s): Abbay Eaden 4010 Vailwood Drive Nashville, TN 37215	Send Tax Bills to New Owner	Map: 117-13 Parcel: 52 FB#: 7DA-41755

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ann Eaden ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Abbay Eaden, unmarried, ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4010 Vailwood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Glenn Eaden, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the property as a result of his marriage to Grantor.

IN WITNESS WHEREOF, Grantor and her husband have executed this instrument on this 16th day of January, 1998.

Ann Eaden
ANN EADEN

Glenn Eaden
GLENN EADEN

BOOK 10765 PG 31

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Eaden and husband, Glenn Eaden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 1998.

Notary Public

My Commission Expires: 9/23/2001

98 JAN 22 AM 9:50
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0392333

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 1998.

Notary Public

My Commission Expires: 9/23/2001

BK/10765Pg32

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Part Three, Wallace Subdivision, of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 100 feet on the easterly margin of Vailwood Drive and extends back 198.8 feet on the northerly line and 199.4 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

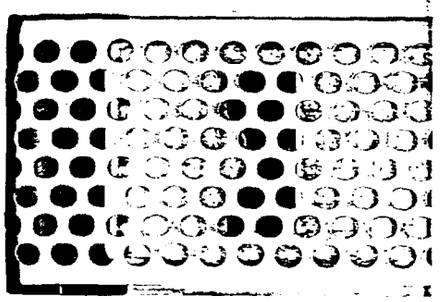
BEING the same property conveyed to Ann Eaden by deed from Roy A. Goin and wife, Sharon A. Goin of record in book 5674, page 529, Register's Office for Davidson County, Tennessee.

4440 01/22 0101 03CHECK 553.50

Exhibit "B"

1. 1998 Real Property Taxes which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 34

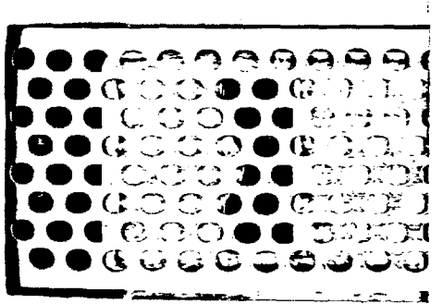
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 16.00
TOTAL 553.50
CHECK 553.50

01/22/98 01 09:56 0001 4440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392333
IDENTIF. & REFERENCE

98 JAN 22 AM 9:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1245058