BOOK 10890 PG 113

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Cristie A. Eakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/15/98.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristie A. Eakes	First Bank & Trust	96-11A-45
(NAME) 348 Hickory Place	(NAME) 1691 North Mt. Juliet Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Mt. Juliet,Tennessee 37122	
(CITY) (STATE) (ZIP)	(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, **CHARLOTTE M. CAROTHERS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRISTIE A. EAKES, UNMARRIED** 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 Unit F-2 Phase VI, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 192 and referredto as Exhibit "C" found at Page 195. Unit F-2 being part of the unit plan for Phases2-8, Section I, Hickory Place Condominiums of record in Plat Book6250, Page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte M. Carothers, unmarried by deed of record in Book 7189, Page 316, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 348 Hickory Place, Nashville, TN 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 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 my/our hand(s) this 15th day of April, 1998.

Charlotte M. Carothers
Charlotte M. Carothers

5222 04/20 0101 03CHECK 286.50

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, the within named Charlotte M. Carothers, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 15th day of April, 1998

Commission expires: February 19, 2002

Angela M. Lake
Angela M. Lake Notary Public

98 APR 20 AM 10:27
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0426590

... REFERENCE

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

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

RECEIVED OF _____

FOR _____

BOOK 10890 PG 114

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

04/20/98 01 10:27 0001 5222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 26590

98 APR 20 AM 10: 27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281367