BOOK 10970 PG 990

Box (1)
T-6330

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $97,000.00

James W. Eaton
Affiant

Subscribed and sworn to before me, this 10th day of June, 1998.

Jamie L. Taylor
Notary Public

My commission expires

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

Address of New Owner:	Send Tax Bills to:	Tax Information
James W. Eaton and	Same	Map Parcel
Juanita L. Green		081-16-0
906 Crescent Hill Rd		164.00
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, James Fryer, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto James W. Eaton and Juanita L. Green, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 113 and the northerly 20 feet of Lot No. 114 on the plan of McGavock, Wetmore and Other's First Addition to Nashville called the "Town of McGavock" as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James Fryer by deed from Love and Fryer Investment Company of record in Book 6667, page 732, Register's Office for Davidson County, Tennessee

This is improved property known as 1401 Arthur Avenue, Nashville, TN.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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IDENTIF. + REFERENC
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FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
8628 06/10 0101 03CHECK

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 hand this 4th day of June, 1998.

James Fryer

James Fryer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Fryer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1998.

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 3/24/01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	97000.00
			CON TX	358.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	367.90
			CHECK	367.90

06/10/98 01 11:03 0001 8628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448557
IDENTIF. ↑ REFERENCE

98 JUN 10 AM 11:04

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

No.1304514

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