BOOK 11047 PAGE 345 Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 20,000.00
William H. Eason, III
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES: 3/27/99
AFFIX SEAL

JACQUE I. FREEZE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

My Commission Expires March 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Eason, III (NAME)	Owner (NAME)	MAP 83-5
1312 Eastland Avenue (ADDRESS)	3010 West End Avenue, Apt. 6-A (ADDRESS)	PARCEL 283.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville Tennessee 37203 (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, John A. Wheat, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Eason, III

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:

Land in Davidson County, Tennessee, being Lots No. 21 and the easterly half of Lot No. 20 of Block "A" on the Plan of Beazley's Subdivision of the Stratton Property, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and part of Lot 20 front together 71 1/2 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike and run back with the westerly margin of 14th Street, formerly Ordway Avenue, 170 feet to an alley, measuring 73 feet thereon.

Being the same property conveyed to Jack Foster and John A. Wheat, Jr. as tenants in common by deed from Carrie Sissom of record in Book 7032, Page 997, said Register's Office. The said property having been conveyed to John A. Wheat, Jr. by Quitclaim Deed from Jack Foster of record in Book 9264, Page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 85; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1312 Eastland Avenue, Nashville, TN 37206
(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 and 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 hand this 29th day of July 19 98

John A. Wheat, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Wheat, Jr.

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 1998.

Commission expires 3/27/99

Notary Public

JACQUE T. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

John A. Wheat, Jr.

TO

William H. Eason, III

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

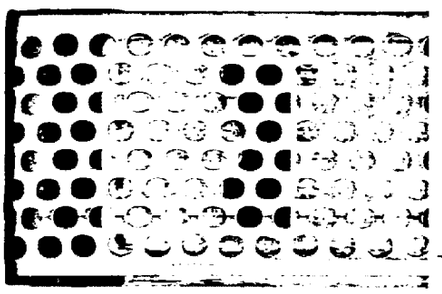
98 AUG -3 PM 1:07
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04699849

1461 08/03 0101 03CHECK
85.00

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



RECEIVED OF _____

FOR _____

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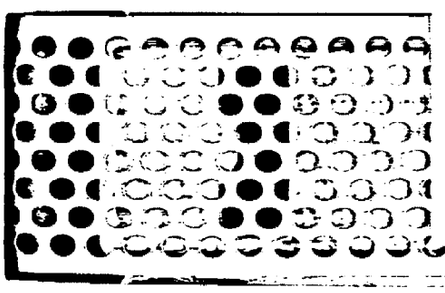
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 20000.00
ERR CO
MAMT 20000.00-
CAMT 20000.00
CON TX 74.00
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 85.00
BANK
CHECK 85.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/98 01 13:08 0001 1461



0469849
IDENTIF. # REFERENCE

98 AUG -3 PM 1:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327067