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

WARRANTY DEED

BOOK 11272 PAGE 156

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16150

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JESSE D. EATHERLY (NAME)	FIFTH THIRD MORTGAGE COMPANY (NAME)	116-15
430 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	269 West Main Street (STREET ADDRESS)	96
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	BM01185

FOR AND IN 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, WALTER D. SCHULTZ AND WIFE, NANCY C. SCHULTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE D. EATHERLY, married and DANIEL A. ROSEN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lot No. 104 on the Plan of Royal Oaks Land Co's Subdivision of the Baker Tract (Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee) and being shown on an unrecorded survey of said subdivision made by W. B. Southgate, as being the south 45 feet of Lot 104 and north 55 feet of Lot 105, and further described according to a survey made by John Kohl dated June 27, 1985, as follows:

According to the said unrecorded map by W. B. Southgate, said part of said lots adjoin and front together 100 feet on the easterly side of Lynwood Boulevard and run back between lines 375 feet, more or less, on the north line of part of Lot No. 104, and 360 feet, more or less, on the south line of part of Lot No. 105, to a dead line in the rear and measures 100 feet, more or less, thereon.

Being the same property conveyed to Walter D. Schultz and wife, Nancy C. Schultz by deed from Ashby Q. Burks and wife, Holly P. Burks of record in Book 8219, page 835, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 4298, page 425; and (2) All matters appearing on the plan of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

0530420
IDENTIFICATION REFERENCE
98 DEC 30 AM 9:25
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 430 Lynwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of December, 19 98

Walter D. Schultz
WALTER D. SCHULTZ

Nancy C. Schultz
NANCY C. SCHULTZ

[illegible] 1173.35

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, WALTER D. SCHULTZ AND WIFE, NANCY C. SCHULTZ 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 18th day of December, 19 98

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

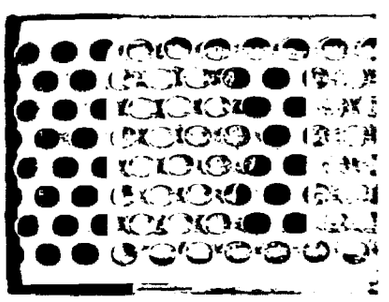
FROM: WALTER D. SCHULTZ AND NANCY C. SCHULTZ

TO: JESSE D. EATHERLY AND DANIEL A. ROSEN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

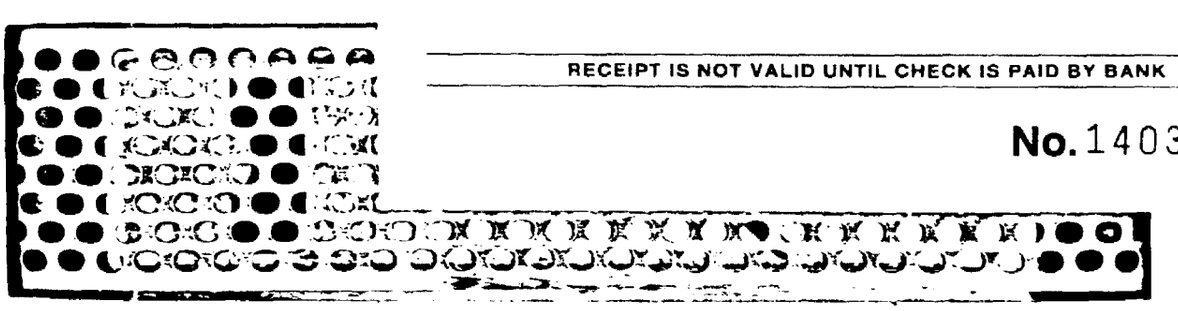
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CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

0530420
IDENTIFICATION REFERENCE

98 DEC 30 AM 9:25

REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403374