Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1202

BOOK 11461 PG. 909

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Rush Jeffrey, unmarried , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Steven Eagon, and wife, Elizabeth E. Eagon, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Rush Jeffrey, unmarried by deed of record in Book 9138, Page 534 Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This is improved property, known as: 3456 Parkwood Court, Hermitage TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 1999

John Rush Jeffrey
John Rush Jeffrey

99 MAY -4 PM 2:14
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

127 05/04 0101 03CHECK 599.30

0582435
DOCUMENT NUMBER

State of Tennessee )
County of Davidson )

On this 30th day of April, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Rush Jeffrey, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Steven Eagon
3456 Parkwood Court
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
86-14-B-126CO

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11461 PG 911

| | | |
|---|---|---|
| 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 |

0582435

IDENTIFICATION/REFERENCE

99 MAY -4 PM 2:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 159000.00 |
| CON TX | 588.30 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 599.30 |
| CHECK | 599.30 |

05/04/99 01 14:18 0001 1227

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1455914