BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00 Marilyn Eagon Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2000. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/26/00 15:21 2pgs
Fees:11.00 Taxes:92.50
20001026-0106346

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. EAGON, ET UX	**SAME**	**082-16 307**
(NAME) **707 BOSCOBEL STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, CORNELL JACKSON AND WIFE, LILLIE PEARL JACKSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. EAGON AND WIFE, MARILYN EAGON,** 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 Lot No. 77 on the Plan of William's First Addition to Edgefield, now East Nashville, a plan of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the northerly side of Boscobel Street and extends back between parallel lines 175 feet, more or less, to an alley in the rear, measuring 50 feet on said alley.

Being the same property conveyed to Cornell Jackson and wife, Lillie Pearl Jackson by deed from James S. Roberts and wife, Helen J. Roberts of record in Book 4934, page 425, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **707 BOSCOBEL STREET, 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 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 our hands this 26 day of October, 2000.

Cornell Jackson
CORNELL JACKSON

Lillie Pearl Jackson
LILLIE PEARL JACKSON

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 **Cornell Jackson and Lillie Pearl Jackson,** the bargainors, 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 26th day of October**, 2000.**

Commission expires: **OCTOBER 25, 2003.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public