This instrument prepared by:
J. Nichols Shelton, Attorney
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/03/01 15:45 2pgs
Fees:11.00 Taxes:185.00
20010403-0032377

NEW OWNER:
Eaton Family Properties
102 Beechlawn Drive
Franklin, TN 37064

SEND TAX BILL TO:
Same

MAP & PARCEL:
119-02-0-074.00

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, **MARIA HILDA VALDEZ, married**, Grantor, has bargained and sold and by these presents do transfer and convey unto **EATON FAMILY PROPERTIES**, hereinafter called the Grantee, its 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. 25 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 25 fronts 75.0 feet on the southerly margin of Stirton Road and extends back 474.8 feet on the easterly line and 432.2 feet on the westerly line to a broken line in the rear, measuring 73.99 feet thereon.
>
> Being the same property conveyed to Maria Hilda Valdez by deed from John D. Denton of record in Book 11346, page 399, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2001 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer. Buyer shall be responsible for payment of the 2001 taxes.

2. All matters appearing on the plan of record in Book 2331, page 106, RODC, TN.

3. Subject to any and all building and zoning regulations of City, County and State.

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, its heirs and assigns, forever;

AND GRANTOR does covenant with the said Grantee that she is 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 GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 131 Stirton Road, Nashville, TN.

WITNESS OUR HANDS this 26th day of March, 2001, in Franklin, Tennessee.

RAUL FRAGOSO ALONSO (HUSBAND OF GRANTOR)**

MARIA HILDA VALDEZ

10927.2001/ch
eaton.war

I, Raul Fragoso Alonso, spouse of Grantor, join herein for the purpose of conveying any and all interest that I may have in the referenced property by virtue of marriage or otherwise.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Maria Hilda Valdez and Raul Fragoso Alonson**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 26th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 3/26/03



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Michelle W. Foshee
AFFIANT

Sworn to and subscribed before me this 26th day of March, 2001.

NOTARY PUBLIC

My commission expires: 3/26/03

