[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **10th** day of **January, 2003** between **Dan Eaton, married, ,** GRANTOR, and **Donald George England ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee. Being Lot 93, Block I on the Plan of the Division of the Home Place of Eliza M. Lindsay, Deceased, as of record on Plan Book 2, Page9 2, records of Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dan Eaton by Warranty Deed from Nathan Wall and wife, Patricia Wall of record in Instrument No. 20011018-0114010, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2 page 92, Register's Office for Davidson County, Tennessee.

Subject to all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1419 Fatherland Street Nashville, Tennessee 37206.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **10th** day of **January, 2003.**

Dan Eaton

Davidson County DEEDWARR
Recvd: 01/15/03 15:37 2pgs
Fees:13.00 Taxes:549.45
20030115-0006694

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Eaton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 10th day of January, 2003

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $148500

Affiant

Subscribed and sworn before me this 10th day of January, 2003.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Donald George England
1419 Fatherland Street
Nashville, Tennessee 37206

Send Tax Bills to:
ABN AMRO Mortgage Group
2600 W. Big Beaver Rd.
Troy, MI 48084

Map & Parcel Number:

Map 83 Gorup 13-0 Parcel 298