Davidson County DEEDWARR
Recvd: 03/11/03 14:38 2pgs
Fees:13.00 Taxes:92.50

20030311-0032302

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-VR-03-1811

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Dan Eaton	New Owner	
1519 Russell St. (ADDRESS)	(ADDRESS)	83-10-313 & 314
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN M. LOCKE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAN EATON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lots Nos. 62 and 63 on the Plan of Lockeland, the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

SAID Lot No. 62 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines from 170 feet to an alley.

SAID Lot No. 63 fronts 47 feet on the northerly side of Woodland Street, formerly Plum Street, and runs back 170 feet to an alley and shows 45-1/2 feet on said alley.

Lots Nos. 62 and 63 are the same as Lots Nos. 62 and 63 on the Plat of Richardson Place Subdivision as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven M. Locke by deed dated December 26, 1997 and filed for record December 30, 1997 in Book 10738, Page 170, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1811and 1813 Woodland Street, Nashville, Tennessee 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 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 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 my/our hand(s) this 28th day of February, 2003.

Steven M. Locke

STATE OF Tennessee

COUNTY OF Davidson

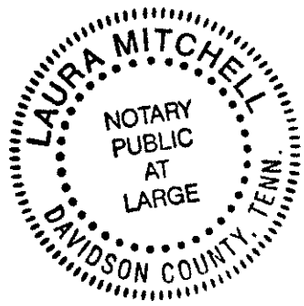
I, a Notary Public of the County and State first above written, do hereby certify that Steven M. Locke personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of February, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903