03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me this 2nd day of September, 2005.

Notary Public
My commission expires: 2/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax-Information
James W. Southerland 120 Belle Glen Drive Nashville TN 37221	New Owner	71-15-0-144

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eaton Family Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **James Southerland and wife, Miriam Southerland**, hereinafter called the Grantees, their successors 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.'s 315 and 316, on the Plan of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eaton Family Properties, LLC, a Tennessee limited liability company, by quitclaim deed from Eaton Family Properties, a Tennessee general partnership of record in Instrument No. 20040423-0046634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1402 Pennock Avenue, Nashville, TN 37207

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of September, 2005.

Eaton Family Properties, LLC,
By: Kenneth Eaton CEO

Kenneth Eaton, Chief Executive Officer

Davidson County DEEDWARR
Recvd: 09/14/05 10:22 2 pgs
Fees:13.00 Taxes:222.00
20050914-0110483

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Eaton with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of Eaton Family Properties, LLC, the within named bargainor, and that he is authorized by Eaton Family Properties, LLC, to execute this instrument on its behalf as such Chief Executive Officer..

Witness my hand in Nashville, TN, this 2nd day of September, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires
2/22/2009