WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/05 13:39 2 pgs
Fees:13.00 Taxes:37.00
20050914-0110664

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: March 21, 2009
(AFFIX SEAL)

TIFFANY R ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Morrow (NAME)	Wayne Morrow (NAME)	81-11-263
1727 16th Avenue North (ADDRESS)	1456 Tempany Court (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	02W-30160

FOR AND 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, Eaton Family Properties, a General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Morrow

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 350, on the Map of D.T. McGavock's Second Addtion, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said part of said Lot No. 350 fronts 50 feet on the westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Eaton Family Properties, a General Partnership by deed dated 2/28/2003 and recorded 3/4/2003 from Jon Stark, unmarried of record as Instrument No. 20030304-0028422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 1727 16th Avenue North, Nashville, Tennessee 37208
(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 our hand & this 8th day of September, 2005

Eaton Family Properties, a General Partnership
By:
James Kenneth Eaton, Sr., Partner
Attest:
Toni C. Eaton, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Kenneth Eaton, Sr. and Toni C. Eaton with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the Eaton Family Properties the within named bargainor, and corporation, and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James Kenneth Eaton, Sr. as such Partner, and attesting the same by the said Toni C. Eaton as such Partner.

Witness my hand and official seal at office at Brentwood, Tn on this the 8th day of September, 2005.

My commission expires 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
Notary Public