27-A Y

WARRANTY DEED

CHARLES SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

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
LaSean Campbell (NAME)	New Owner (NAME)	81-15-232
1706 Underwood Street (ADDRESS)	3129 Ewingwood Dr. (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville Tn 37207 (CITY) (STATE) (ZIP)	

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 LaSean Campbell, a married man

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:

Being part of Lot Nos. 381 and 382 in the addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning on the northerly margin of Underwood Street in the southeast corner of the property conveyed to Christopher Kittle and wife, by deed from W.J. Lemmer, et al, of record in Book 141, page 69, Register's Office for said County; thence with Kittle's easterly line northwardly 120 feet, more or less, to the southerly margin of a ten foot alley; thence with the southerly margin of said alley; eastwardly 40 feet to the northewest corner of the property conveyed to Harry J. Grimes by deed from William J. Lemmer, of record in Book 159, page 262, said Register's Office; then with said Grimes' westerly line, southwardly 130 feet, more or less, to the northerly margin of said Underwood Street; thence with same, westwardly 41 feet 10 inches to the beginning.

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. 20030304-0028460, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, 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 1706 Underwood Street, 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 S this 14th day of November, 2005

Eaton Family Properties, a General Partnership
BY:
James Kenneth Eaton, Sr., Partner

Attest:
Toni C. Eaton, Partner

Davidson County DEEDWARR
Recvd: 11/30/05 10:47 2 pgs
Fees:13.00 Taxes:48.10

20051130-0143881

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 14th day of November, 2005 .

My commission expires 9/22/07

_____
Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires