THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20110037917 DEEDWARR
Recvd: 06/24/11 11:06 2 pgs
Fees:13.00 Taxes:129.50
20110624-0048551

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 22 day of _____, 2011.

NOTARY PUBLIC

My Commission Expires: 7/7/2014

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS	MAP/PARCEL NUMBER:
XAC Properties	Same	05302002500
P.O. Box 2051		
Brentwood, TN 37024		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie M. Eaton and husband, Michael A. Eaton**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto X A C Properties, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 294, Section C-2, Village of Old Hickory, as shown on plat of record in Plat Book 1835, page 29, Register's Office for Davidson County, Tennessee, located on the southeast corner of the intersection of Fuller Thirteenth Streets, containing 0.25 acres, more or less, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Stephanie M. Eaton and husband Michael A. Eaton, by deed from Ricky Taylor, a single man, of record in Instrument No. 20050815-0096405, said Register's Office.

This conveyance is subject to any and all plats, easements and restrictions of record.

The above legal description is the same as was contained in the prior deed.

This is improved property known as 1301 Fuller Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 21ST day of JUNE, 2011.

Stephanie M Eaton
STEPHANIE M. EATON

Michael A Eaton
MICHAEL A. EATON

State of FLORIDA)
County of PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Stephanie M. Eaton and husband, Michael A. Eaton**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21ST day of JUNE, 2011.

Donna J. Hastie
NOTARY PUBLIC

My Commission Expires: FEB. 20, 2012

DONNA J HASTIE
MY COMMISSION # DD760514
EXPIRES February 20, 2012
(407) 398-0153 FloridaNotaryService.com