BOOK 3890 PAGE 110

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Eubank (NAME)	Robert H. Eubank (NAME)	13530, Forest Hills
4629 Tara Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 151-14
Hermitage Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR. 17

For and in Consideration of the sum of Thirty-two Thousand and No/100 ---------- ($32,000.00) ---------- *DOLLARS*

of which $10,060.80 has been paid in cash by Robert H. Eubank and wife, Katherine M. Eubank, the receipt of which is hereby acknowledged, and for the remainder the said Robert H. Eubank and wife, Katherine M. Eubank, have assumed and agree to pay the unpaid balance of $21,939.20 of an indebtedness in the original amount of $24,000.00, secured by deed of trust executed by Herbert F. Thomson and wife, Sybil H. Thomson, to R. Bruce Robertson, Jr., Trustee, of record in book 3116, page 371, Register's Office for Davidson County, Tennessee,

We, Herbert F. Thomson and wife, Sybil H. Thomson,

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Eubank and wife, Katherine M. Eubank, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 247 on the Plan of Tynewood Estates, Section II, of record in book 2900, pages 89 and 90, Register's Office for said County.
Said lot No. 247 fronts 220.0 feet on the westerly side of Tara Drive and runs back between lines 238.0 feet on the southerly line and 292.9 feet on the northerly line, to a dead line in the rear, on which it measures 224.0 feet.
Being the same real property conveyed to Herbert F. Thomson and wife, Sybil H. Thomson, by deed from James E. Patterson and Cecil F. Fox, Partners, doing business as Patterson & Fox Construction Company, of record in book 3128, page 157, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utility purposes along rear line of premises, 100-foot building setback line from Tara Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 90, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3069, page 566, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert H. Eubank and wife, Katherine M. Eubank, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Robert H. Eubank and wife, Katherine M. Eubank *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,* except for taxes for the year 1965 which are prorated and assumed by grantees, and as above set out.

And we, Herbert F. Thomson and wife, Sybil H. Thomson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert H. Eubank and wife, Katherine M. Eubank, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 11th *day of* May, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Herbert F. Thomson

Sybil H. Thomson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Herbert F. Thomson and wife, Sybil H. Thomson,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 11 *day of* May, *1965.*

Alice McMahon, *Notary Public.*

Commission Expires April 25, 1966

STATE OF.....
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, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

Rec. 153747

WARRANTY DEED

FROM

Herbert F. Thomson, et ux

TO

Robert H. Eubank, et ux

80318

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 12 3 12 PM '65

NOTED IN BOOK 111 PAGE 559
RECORDING FEE $ 2.00
DEP. REG. 2

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

2.00

STATE TAX $ 45.00
PROBATE .50
TOTAL $ 45.50

MAY 12 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID MAY 12 REG.

CT