This instrument was prepared by John G. Doak, Attorney
[illegible] & ENTREKIN, Attorneys, American [illegible] ville, Tenn.

WARRANTY DEED

BOOK 3920 PAGE 169

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Calvin Eddins	First [illegible]	20W 1285
(NAME:)	(NAME:)	Map 82-7
Grace Ave	410 [illegible]	Par. 340
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville	Nashville	M. O
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by CALVIN EDDINS and wife, ROSALAND F. EDDINS, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Cumberland Builders, Incorporated,

have bargained and sold, and by these presents ***do transfer and convey unto***

the said CALVIN EDDINS and wife, ROSALAND F. EDDINS, their

heirs 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. 7 in the East Nashville Real Estate Company's Plan, of record in book 57, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot fronts (50) fifty feet on the north side of Josephine Street (now Grace Avenue) and runs back between parallel lines one hundred and sixty five feet (165) to an alley.

BEING the same property conveyed to Cumberland Builders, Incorporated, by deed from James Watkins Jackson et al, of record in book 3871, page 29, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 323 Grace Avenue (House Number) Nashville, Tennessee (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 Calvin Eddins and wife, Rosaland F. Eddins, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Calvin Eddins and wife, Rosaland F. Eddins *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Cumberland Builders, Incorporated *do further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Calvin Eddins and wife, Rosaland F. Eddins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* July, *1965, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CUMBERLAND BUILDERS, INCORPORATED

By: L. H. Hardaway

L. H. Hardaway, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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, Richard D. Sweeney, *a Notary Public of the State and County aforesaid, personally appeared* L. H. Hardaway, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cumberland Builders, Incorporated, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 28th *day of* July, *19* 65.

Notary Public

Commission Expires July 22, 1967

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

11,125

1st & Mid-South

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INCORPORATED

TO

CALVIN EDDINS and wife, ROSALAND F. EDDINS

STATE TAX $ 16.50
PROBATE
TOTAL $ 17.50
AUG 6 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
RAISED AUG 6 - 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 6 8 58 AM '65

RECORDING FEE $ 2.00

DEP. REG.

BOOK 3920 PAGE 172

Compliments of

Guaranty Title Company

A Division of

