This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4217 PAGE 939

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. EDDINGS, JR. et ux (NAME:)	First & Mid-South Mortgage Co. (NAME:)	
626 Larchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 97-5
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par 14 3D

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by James E. Eddings, Jr., and wife, Freddie S. Eddings and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Thurman Home Building Corporation, has this day bargained and sold, and do hereby transfer and convey unto the said James E. Eddings, Jr., and wife, Freddie S. Eddings, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hickory Bend Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 being a corner lot fronts 170 feet on the northeasterly side of Oak Cliff Drive, 285.6 feet on the northwesterly side of Larchwood Drive, and 39.27 feet on the curving corner at said intersection, and runs back between lines which converge, 299.67 feet onthe broken westerly line and 247.0 feet on the northeasterly line to a point at the rear.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc. of record in Book 4196, page 890, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, said Register's Office, with particular reference to No. 17, and the Plan of record in Book 3600, page 29, said Register's Office shows an Owner's Certificate, a 30-foot minimum building setback line from Larchwood Drive and a 15-foot minimum building setback line from Oak Cliff Drive and a 10-foot easement for public utility and drainage purposes along the southerly and westerly lines of said lot, and a 5 x 25-foot utility anchor easement located on the easterly line of said lot, and a 2.5 x 25 foot utility anchor easement located at the northeasterly corner of said lot, and an 18" sewer line and manhole 5 feet on either side of the centerline,

(cont'd on page two)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,200

Subscribed and sworn to before me, this the 5th day of March 1968.

My commission expires: 5-3-70 (Affix Seal)

Affiant: James E. Eddings Jr.

Notary Public: Clyde P. Holland

This is unimproved ( ) improved ( ) property, known as 626 (House Number) Larchwood Drive (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James E. Eddings, Jr., and wife, Freddie S. Eddings, their heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above. It further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said real estate to said James E. Eddings, Jr., and wife, Freddie S. Eddings, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 5th day of March, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THURMAN HOME BUILDING CORPORATION

BY: Willie K. Davis

Willie K. Davis, Executive Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4217 PAGE 940

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee, *this* 5th *day of* March, *19* 68

Lloyd D. Holland *Notary Public*

Commission expires 5-3-70

(continued from page one)
and a T V A transmission line and overhang easement across the southerly portion of said lot.

08579

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 8 3 13 PM '68
NOTE BOOK 118 PAGE 392
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 42.12
PROBATE .50
TOTAL $ 42.62

MAR 8 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

THURMAN HOME BUILDING CORPORATION

TO

JAMES E. EDDINGS, JR., and wife,
FREDDIE S. EDDINGS

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Eddings & Yarnell
1916 West End Bldg.
37219