This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 204191

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 146-14 Par. 219 pw	Mr/Mrs Leonard L. Eaton same as below	First & Mid-South Mortgage Company 410 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6D-37985	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5127 Stallworth Drive	LOAN OR ACCOUNT NO. 74345 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 21, 1960, in the original principal sum of $15,500.00, payable to The First Mortgage Company of Nashville, (now, First & Mid-South Mortgage Company) in monthly installments of $97.65, including interest at 5-3/4% per annum, said note being secured by a deed of trust executed by Frank N. Livesay, Jr., and wife to E. E. Murrey, Trustee, as of record in Book 3140, page 175,

ESTHER E. LIVESAY, now DUCKWORTH,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEONARD L. EATON and wife, EVELYN T. EATON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 155 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20.

Said Lot fronts 94 feet on the easterly side of Stallworth Drive and extends back 230 feet on the northerly line and 161.9 feet on the southerly line to a dead line on which it measures 116.2 feet thereon.

Being the same property conveyed to Frank N. Livesay, Jr., and wife, Esther E. Livesay, by deed from John T. Jones and wife as of record in Book 3132, page 23, the said Frank N. Livesay, Jr., having since died.

This conveyance is made subject to restrictions of record in Book 1788, page 143, and in Book 2393, page 339.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1968 Metro Taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of July, 1968.

Esther E. Livesay Duckworth
Esther E. Livesay Duckworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4248 PAGE 58

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Esther E. Livesay, now Duckworth,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of July, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

JUL-2 CONV 20,000.00
JUL-2 S'TAX A* 52.00
JUL-2 PR'FEE A* .50
JUL-2 R'DEED A* 3.00 * 55.50

A 03784

IDENTIF. REFERENCE

JUL 2 1 02 PM '68

FELIX Z. [illegible], REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hs

FROM
ESTHER E. LIVESAY, now DUCKWORTH

TO
LEONARD L. EATON and wife

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Fil; Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 20,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Leonard L Eaton
Affiant

Sworn to and subscribed before me this 1st day of July, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970