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

WARRANTY DEED
TTC 204874

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 116-9 Par. 2	Mr/Mrs Oscar L. Eubank 1214 Church Street Nashville, Tennessee	new owners BOOK 4256 PAGE 536
FIELD BOOK NUMBER(S) 8D-71230	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6024 Jocelyn Hollow Road	LOAN OR ACCOUNT NO. 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 28, 1966, in the original principal sum of $17,400.00, payable to Samuel M. Melson and wife in monthly installments of $112.23, including interest at 6% per annum, said note being secured by a deed of trust executed by Boyd Stearns and wife to Albert W. Johnson, Trustee, as of record in Book 4062, page 900,

BOYD STEARNS and wife, DONNA FAY STEARNS,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OSCAR L. EUBANK and wife, NORMA W. EUBANK,

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. 7 on the Plan of George N. Welch, Jr.'s Subdivison of West Meade Village Tract, Section "A", as of record in Book 1424, page 71.

Said Lot No. 7 fronts 206.15 feet on the westerly side of Jocelyn Hollow Road and runs back 375.2 feet on the northerly line and 394.1 feet on the southerly line to a dead line, measuring 178.29 feet thereon.

Being the same property conveyed to Boyd Stearns and wife, Donna Fay Stearns, by deed from Samuel M. Melson and wife as of record in Book 4062, page 898.

This conveyance is made subject to restrictions of record in Book 1473, page 206, Book 1783, page 175, and Book 1788, page 549.

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 Buyers.

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 August, 1968.

Donna Fay Stearns
Donna Fay Stearns

Boyd Stearns
Boyd Stearns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4256 PAGE 537

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Boyd Stearns and wife, Donna Fay Stearns

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, the 1st day of August, 1968.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

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____.

My commission expires: _____
Notary Public

AUG-2 CONV 38,000.00
AUG-2 TAX A* 98.80
AUG-2 FEE A* .50
AUG-2 DEED A* 3.00 * 102.30

WARRANTY DEED
REF:hs

FROM
BOYD STEARNS and wife

TO
OSCAR L. EUBANK and wife

A 07580

IDENTIF. REFERENCE

AUG 2 12 37 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Reau E. Folk, Jr.

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 $ 38,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Oscar L. Eubank
Affiant

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

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970