(This instrument was prepared by James A. Lesemann, Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

WARRANTY DEED

BOOK 4426 PAGE 735

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan H. Eva	National Mortgage Company	9D 55240
(NAME)	(NAME)	Map 155-16
5074 Kittrell Drive	4041 Knight Arnold Road	Pat. 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38118	
(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 the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

FERGUSON LUMBER COMPANY, INC., A TENNESSEE CORPORATION, hereinafter called the grantor,

has ~~have~~ *bargained and sold, and by these presents do* es *transfer and convey unto* ~~the said~~ ALLAN H. EVA AND WIFE, LINDA EVA, herein called the grantees,

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. 24 on the Plan of Pasquo Park, Section 2, of record in Book 3600, page 77, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Cambron Drive, common corner of Lots Nos. 24 and 25; thence with the line between said two lots, southwardly 195.0 feet to a point, common corner of Lots Nos. 24, 25, and Reserved Parcel "C"; thence with the line between said Lot No. 24 and Reserved Parcel "C", eastwardly 180.0 feet to a point in the westerly margin of Kittrell Road; thence with said margin, northwardly 170.0 feet to the beginning of a curve having a radius of 25.0 feet; thence with said curve, northwestwardly 39.3 feet to a point in the southerly margin of said Cambron Drive; thence with said margin, westwardly 155.0 feet to the point of beginning.

Being the same property conveyed to Ferguson Lumber Company, Inc., by deed from Pasquo Park Company, a partnership, of record in Book 4222, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3870, page 12; setback line and easements as shown on Plan of record in Book 3600, page 77; said Register's Office.

This is unimproved ( ) improved (X) property, known as 5074 Kittrell Drive ~~Cambron Drive~~ Nashville, Tennessee
(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 grantees, their *heirs and assigns, forever.*

And it *do/*es *covenant with the said* grantees *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,* except as stated herein, and 1970 taxes which have been pro-rated and assumed by the said grantees.

And the said grantor *do/*es *further covenant and bind* itself, its successors and/assigns, ~~heirs and representatives,~~ *to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 6th *day of* ~~May~~ June, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest:
Bert C. Ferguson
Bert C. Ferguson, Secretary

FERGUSON LUMBER COMPANY, INC.
BY: Charles E. Rhoten
Charles E. Rhoten, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Charles E. Rhoten and Bert C. Ferguson, *with whom I am personally acquainted, and who, upon oath, acknowledged* them/selves *to be* President and Secretary *of the* Ferguson Lumber Company, Inc., *the within named bargainor, a corporation, and that* the ~~y~~ he *such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them/~~self~~selves *as* President and Secretary.

Witness my hand and seal, at office in Madison, Tennessee, *this* 8th *day of* ~~May~~ June, *19* 70.

Commission expires 4-14-71

James A. Eseman *Notary Public*

JAMES A. ESEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

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

x Bert C Ferguson
Affiant

Subscribed and sworn to before me this the 8 day of June 1970

James A. Eseman
Notary Public

Commission Expires: 4-14-71

JAMES A. ESEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUN24	CONV	20,000.00			
JUN24	S'TAX		A*	;52.00	
JUN24	PR'FEE		A*	.50	
JUN24	WDEED		A*	3.00	* 55.50

WARRANTY DEED

FROM

FERGUSON LUMBER COMPANY, INC., A TENNESSEE CORPORATION

TO

ALLAN H. EVA ET UX

A81681

IDENTIF. REFERENCE

JUN 24 2 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to Allan H. Eva
5074 Kirkwall Dr.
Nashville, Tenn.