TENNESSEE TITLE COMPANY

BOOK 1529 PAGE 849

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 134-13
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 20
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	AW

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Byron Eddins and wife, Janice Eddins

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Charles U. Sparks, Jr. and wife, Shirley G. Sparks

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 78 fronts 69.3 feet on the northerly side of Penfield Drive and extends back 155 feet on the easterly line and 156.3 feet on the westerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Charles U. Sparks, Jr. and wife, Shirley G. Sparks, by deed from John R. Fields and wife, of record in Book 3702, page 31, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

This is unimproved ( ) improved (X) property, known as 286 Penfield Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

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.

Witness our hands this 16th day of August, 1971.

Charles U. Sparks, Jr. — Shirley G. Sparks

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles U. Sparks, Jr. and wife, Shirley G. Sparks the bargainors, 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 17th day of August, 1971.

Commission expires ____ Notary Public [illegible]

TENNESSEE TITLE COMPANY

Please mail to: Mr. Byron Eddins, 322 Wallace Road, Nashville, Tennessee 37211

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

Warranty Deed

FROM
CHARLES U. SPARKS, JR. & WIFE,
SHIRLEY G. SPARKS

To
BYRON EDDINS AND WIFE,
JANICE EDDINS

REGISTER STAMP BELOW

AW, 75.00

B 2 7 2 4 1

IDENTIF. REFERENCE

Aug 17 2 40 PM '71

FELIX ... NILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 17	CONV	18,750.00			
AUG 17	S'TAX		A*	48.62	
AUG 17	PR'FEE		A*	.50	
AUG 17	W'DEED		A*	4.00	* 53.12

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ [redacted]

Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16 day of [redacted], 19 71

My commission expires: [redacted]

Notary Public, in and for the aforesaid State and County.

S. SCOVILLE
NOTARY PUBLIC
STATE OF TENNESSEE