FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 19 71.

Notary Public

MY COMMISSION EXPIRES: February 1st 1975.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur C. Earls, III et ux (NAME) | GUARANTY MORTGAGE COMPANY. (NAME) | 8D 75255 |
| 248 Haverford Avenue (STREET ADDRESS OR ROUTE NUMBER) | 311 - 7th Avenue, North (STREET ADDRESS) | Map 129-4 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | Par 36 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cessna Lynn Skaggs and wife, Emily H. Skaggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur C. Earls III., and wife, Elizabeth C. Earls

HEREINAFTER 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. 8 on the Plan of Westview Subdivision, as of record in Book 2330, page 155, Register's Office for said County.

SAID Lot No. 8 fronts 98.0 feet on the southerly side of Haverford Avenue, and runs back 204.1 feet on the easterly line and 247.3 feet on the westerly line to a dead line in the rear on which it measures 91.4 feet.

BEING the same property conveyed to Cessna Lynn Skaggs and wife, Emily H. Skaggs by deed from James Patrick Clarke, Jr., and wife, Patricia Cassetty Clarke, of record in Book 3765, page 556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2750, page 535, and easements and setback lines as set forth on the above plan of record, all of record in the Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid principal balance owing on a certain note executed by the Grantors herein to Guaranty Mortgage Company in the original principal amount of $18,800.00, of record in Book 3755, page 565, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ ( ) improved property, known as 248 Haverford Avenue, (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) (Postal Zip)

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. Wherever 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 9th day of November, 19 71

Cessna Lynn Skaggs

Cessna Lynn Skaggs

Emily H. Skaggs

Emily H. Skaggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cessna Lynn Skaggs and wife, Emily H. Skaggs

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 9th day of November 1971

Commission expires February 1st, 1975.

Sandra J. Burnette
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM CESSNA LYNN SKAGGS, ET UX

TO ARTHUR C. EARLS, JR., ET UX

B 37273

IDENTIF. REFERENCE

Nov 9 2 51 PM '71

FELIX Z. HILLON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Arthur C. Earls, Jr., et ux

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|---|---|---|---|---|---|---|
| NOV-9 | CONV | 28,000.00 | | | | |
| NOV-9 | ST TAX | | A* | 72.80 | | |
| NOV-9 | PR FEE | | A* | .50 | | |
| NOV-9 | DEED | | A* | 4.00 | * | 77.30 |