THIS INSTRUMENT PREPARED BY: JAMES R. EVERETT, JR., ATTORNEY AT LAW
608 Gallatin Road, North
Madison, Tennessee 37115

BOOK 4601 PAGE 645 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HARVEY D. EANES, ET UX	Guaranty Mortgage Company	
(NAME)	(NAME)	Map 25-7
414 Rosehill Dr.	311 Seventh Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 20
Goodlettsville, Tenn	Nashville, Tennessee 37219	
(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, receipt of which is hereby acknowledged and other good and valuable consideration,

WE, JOHN STERLING FROST and wife, E. FRANCES FROST, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said HARVEY D. EANES and wife, EVIE LOU EANES, hereinafter called the GRANTEES,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 63 on the Plan of Section III, Ranchwood Estates, as of record in Book 3300, page 59, Register's Office for said County.

SAID Lot No. 63 fronts 80 feet on the easterly side of Rosehill Drive and extends back 428.2 feet on the northerly line and 437.4 feet on the southerly line, to a dead line in the rear, on which it measures 130.9 feet.

BEING the same property conveyed to John Sterling Frost and wife, E. Frances Frost, by deed from Thomas Gregg Yoha and wife, Sue F. Yoha, of record in Book 4024, page 619, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,458.59

Subscribed and sworn to before me, this the 15 day of May 19 72.

My commission expires: Aug 4, 1973 (Affix Seal)

Affiant John Sterling Frost

Notary Public Hubert L. Baker

This is improved (X) unimproved ( ) property, known as 414 Rosehill Drive, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES,

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15 *day of* May, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Sterling Frost ✓

E. Frances Frost ✓

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN STERLING FROST and wife, E. FRANCES FROST

the within named 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 Madison, *Tennessee, this* 10 *day of* May, *19* 72 Hulert L. Baker *Notary Public*

Commission expires Aug 4, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....*day of* ....., *19*....

..... *Notary Public*

Commission expires .....

MAY16 72 CONV 20,458.59
MAY16 72 S TAX A* 53.30
MAY16 72 PR FEE A* .50
MAY16 72 W DEED A* 4.00 * 57.80

WARRANTY DEED

FROM

JOHN STERLING FROST, ET UX

TO

HARVEY O. EANES, ET UX

B 5 9 5 1 2

IDENTIF. REFERENCE

MAY 16 11 18 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS