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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$15,000.00 Joe M. Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1973

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

NOTARY PUBLIC GEORGIA, FULTON COUNTY AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe M. Eden (NAME)	Mortgage Associates, Inc. (NAME)	8DA-56175
5631 Meadowcrest Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	103-2
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	199

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, David Owen Garner et ux Mary Novella Garner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe M. Eden et ux Patricia A. Eden

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:

BEING Lot No. 127 on the Plan of Richland Meadows, Section 3, as of record in Book 2083, Page 100, Register's Office, Davidson County, Tennessee.

SAID Lot No. 127 fronts 70 feet on the westerly side of Meadowcrest Lane and runs back between parallel lines 148.2 feet to a dead line in the rear whereon it measures 70 feet.

BEING the same property conveyed to David Owen Garner et ux Mary Novella Garner by deed from Agnes M. Larzelere of record in Book 4395, Page 550, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 2152, Page 121 and Book 2195, Page 256, aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as 5631 Meadowcrest Lane, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (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 hand s this 28th day of February, 1973

David Owen Garner
David Owen Garner

Mary Novella Garner
Mary Novella Garner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named David Owen Garner et ux Mary Novella Garner

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 28th day of February, 1973.

Commission expires 5/10/75

W. K. Georgas, Jr.
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
DAVID OWEN GARNER ET UX

TO
MARY NOVELLA GARNER

JOE M. EDEN ET UX
PATRICIA A. EDEN

B 96935

IDENTIF. REFERENCE

Mar 5 11 17 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 5 73		CONV	15,000.00		
MAR-5 73	S'TAX		A*	39.00	
MAR-5 73	PR'FEE		A*	.50	
MAR-5 73		W'DEED	A*	4.00	* 43.50

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219