BOOK 1778 PAGE 801

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1973.

Notary Pub' V. L. Baldyga

MY COMMISSION EXPIRES: 8-1-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard L. Powell (NAME)	Mortgage Associates, Inc. (NAME)	3D-11925
249 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	95-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	4

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~~ I, Paul C. Eastham(deceased), by Executor Paul Y. Fulghum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard L. Powell et ux Larue K. Powell

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. 124 on the Plan of Eva Mor Heights Subdivision, Section 2, of record in Book 1835, Page 30, Register's Office, Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Paul C. Eastham et ux Libby McGonnigal Eastham, both now deceased, by deed from F. J. McGahey et ux Ione G. McGahey of record in Book 1938, Page 535, Register's Office, Davidson County, Tennessee.

Paul C. Eastham, having survived Libby McGonnigal Eastham, left a Will filed in Probate Court, Nashville, Davidson County, Tennessee, No. 59154, and having designated Paul Y. Fulghum as Executor with power to sell, and the Executor signs herein for the purpose of conveying all interests in Paul C. Eastham's property.

THIS conveyance is subject to all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 249 McGavock Pike, Nashville, Tennessee 37214
(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 my hand this 7th day of December 1973

Paul C. Eastham

By: Paul Y. Fulghum, Executor: Paul Y. Fulghum

STATE OF TENNESSEE
Davidson County

BOOK 4778 PAGE 805

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Y. Fulghum, Executor of the Estate of Paul C. Eastham

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1973.

Commission expires 8-1-77

V. L. Baldyga
Notary Public

V. L. BALDYGA NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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
PAUL C. EASTHAM

TO
LEONARD L. POWELL ET UX

C 37622

IDENTIF. REFERENCE

JAN 7 1 29 PM '74
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

JAN-7 CONV 17,500.00
JAN-7 STAX A* 45.50
JAN-7 PRFEE A* .50
JAN-7 WDEED A* 4.00 * 50.00