This instrument prepared by Mead & Mead, Attorneys-at-Law, 108 Oak Valley Drive, Suite 202, Nashville, Tennessee 37207.

mail to

BOOK 4787 PAGE 539

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert D. Eden et ux	Mortgage Associates, Inc.	27W-03455
(NAME) 1008 N. 16th Street	(NAME) P. O. Box 28146	83-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) Atlanta, Georgia 30328	128
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and no/100

Ten *Dollars,*

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 29, 1973, and filed for record March 29, 1973, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4693, page 562, and note of even date thereby accured in the original principal amount of $11,650.00 payable to Mortgage Associates, Inc. of Atlanta, Georgia, which debt the Grantee herein assumes and agrees to pay as part of the payment of the purchase price. It is understood that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the Grantees.

I, CLEMMIE WALTRIP, herein called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said

ROBERT D. EDEN and wife SHIRLEY, hereinafter called the Grantees

(~~successors~~), *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan showing the Subdivision of Lots Nos. 8, 9, and 10 and part of Lot No. 7, Block "A", also Lots 13 and 14 of Block "B" and all of Block "C", Subdivision of Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the westerly margin of North 16th Street, formerly Porter Avenue, and extends back 150 feet on the southerly side and 150 feet on the northerly side, to an alley in the rear on which it measures 50 feet.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $14,561.27.

Subscribed and sworn to before me, this the 8th day of February 19 74

Affiant Robert D. Eden

My commission expires: 10-26-77 (Affix Seal)

Notary Public Eleanor T. Mead

This is unimproved ( ) improved (X) property, known as 1008 North 16th Street, Nashville, Tennessee 37206 (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.* I *covenant that* I *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *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 my *hand* this eighth *day of* February, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clemmie Waltrip

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eleanor T. Mead, *a Notary Public in and for said County and State,* Clemmie Waltrip, she executed within instrument for the purposes herein contained

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Nashville *Tennessee this* 7th *day of* February, *19*74

Eleanor T. Mead *Notary Public*

Commission expires 10-26-77

ELEANOR T. MEAD ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ STATE OF TENN.

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 .....

FEB12☰ CONV 14,561.27
FEB12☰S'TAX A* 37.96
FEB12☰PR'FEE A* .50
FEB12☰ W'DEED A* 4.00 * 42.46

WARRANTY DEED

FROM

TO

C 4 1 6 1 0

IDENTIF. REFERENCE

FEB 12 9 42 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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