BOOK 4764 PAGE 797

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tennessee

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------
----------AND NO/100---------- DOLLARS ($ 10.00),
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PAR NO.
Kenneth Lee Crutcher 3137 Ewingwood Dr. Nashville, Tennessee	National Mort. Co. 4041 Knight Arnold Road Memphis, Tenn.	12-D 95754 Map 60-1 Par 117

WE, KENNETH LEE CRUTCHER AND WIFE, CAROLYN B. CRUTCHER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN EDDINGS AND WIFE, EVELYN EDDINGS, as tenants by the entirety,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One Golden Valley Estates, of record in Book 4175, page 142, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.
Being the same property conveyed to Kenneth Lee Crutcher and wife, Carolyn B. Crutcher by deed from Kenneth S. Kiper and as of record in Deed Book _____ Page _____, Register's Office for Davidson County, Tennessee.

*This is improved property known as 3137 Ewingwood R. Nashville, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. EXCEPT AS HEREIN PROVIDED.
The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of Oct, 19 74

Kenneth Lee Crutcher
KENNETH LEE CRUTCHER

Carolyn B. Crutcher
CAROLYN B. CRUTCHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named KENNETH LEE CRUTCHER AND WIFE, CAROLYN B. CRUTCHER

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 _____, Tennessee, this, the 21st day of Oct, 19 74

Notary Public

My commission expires: 10-4-77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____

COUNTY OF _____

BOOK 4794 PAGE 798

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I, (we) hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $ 23,193.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 20th day of February

My Commission expires:

10-26-74

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

From
KENNETH LEE CRUTCHER, ET UX

To
JOHN EDDINGS, ET UX

MAIL TO:
Success Realty Co.
1994 Gallatin Rd., N.
Madison, Tenn. 37115

44955

IDENTIF. REFERENCE

MAR 11 8 25 AM '74

FELIX Z. NIELSON JR REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

STATE OF TENNESSEE
COUNTY OF _____

MAR 11 72 CONV 23,193.00
MAR 11 72 STAX A* 60.32
MAR 11 72 PRFEE A* .50
MAR 11 3 WDEED A* 4.00 *

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: