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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 $

$20,000.00 Byron M. Eddins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1974.

Notary Public Leon Sharber

MY COMMISSION EXPIRES: 2-13-77

(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
Byron M. Eddins (NAME)	Nashville Mortgage & Realty (NAME)	6D-36465
490 Brentlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	210 Stahlman Building (STREET ADDRESS)	146-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	43

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, Byron M. Eddins and Barbara Eddins Waddell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron M. Eddins et ux Janice R. Eddins

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. 94 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, Page 127, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Grace T. Eddins by deed of record in Book 3610, Page 537, Register's Office, Davidson County, Tennessee and being the same property conveyed to Byron M. Eddins and Barbara Eddins Waddell by Will Book 109, Page 341, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions as of record in Book 1788, Page 143, Register's Office, Davidson County, Tennessee and any existing easements.

HOWEVER, this conveyance is further subject to the buyer's assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note payable to Nashville Mortgage and Realty Company, which is secured by a Deed of Trust of record in Book 3623, Page 481, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 490 Brentlawn Drive, Nashville, Tennessee
(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 hands this 14th day of May, 1974

Byron M. Eddins: Byron M Eddins

Barbara Eddins Waddell: Barbara Eddins Waddell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named Byron M. Eddins and Barbara Eddins Waddell

the bargainor, 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 14th day of May 19 74

Commission expires 2-13-77

Leon Sharber 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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Mail to Perkins Lee & Lee 37211

C 54412

IDENTIF. REFERENCE

MAY 15 12 16 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Mail today

MAY 15 74	CONV	20,000.00			
MAY 15 74	S'TAX		A*	52.00	
MAY 15 74	PR'FEE		A*	.50	
MAY 15 74	W'DEED		A*	4.00	* 56.50