This Instrument Was Prepared By

BOOK 4843 PAGE 400

WARRANTY DEED

Dewey W. Pedigo (mc)
Of The Law Firm Pedigo & Salisbury
Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Charles Frederick Eberhardt et ux	Fidelity Federal S & Loan	16DA-3265
(NAME)	(NAME)	
1615 Woodmont Blvd.	XXXXXXXXXXXXXXXX.226 3rd Ave No.	117-11-53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville Tenn 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
($10.00)---------- Dollars,

cash in hand paid by Charles Frederick Eberhardt and wife, Frances Jane Eberhardt and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

we, Paul W. Holden and wife, Madeline Rotier Holden

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Frederick Eberhardt and wife, Frances Jane Eberhardt their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land in the 7th formerly the 11th Civil District of Davidson County, Tennessee more particulary described as follows:

Beginning at a point on the southern margin of Woodmont Avenue 650 feet westward from the west margin of Belmont Boulevard, said point being the northwest point of Lot No. 41 running thence southwardly with the West line of Lot No. 41, 155 feet; thence at right angle westwardly 200 feet to the east margin of Amanda Street; thence northerly with the east margin of Amanda Street, 155 feet to the south margin of Woodmont Avenue; thence eastwardly with the south margin of Woodmont Avenue, 200 feet to the beginning point.

Being the same property conveyed to Paul W. Holden and wife, Madeline Rotier Holden, by deed from James E. Covington, of record in Book 3769, page 389, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 12th day of August, 19 74

Affiant Charles Frederick Eberhardt

My commission expires: April 28, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1615 Woodmont Boulevard (House Number) (Street) Nashville, Tennessee 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 Charles Frederick Eberhardt and wife, Frances Jane Eberhardt their (successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1974 taxes which are to be prorated and assumed by the purchasers, we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles Frederick Eberhardt and wife, Frances Jane Eberhardt (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 12th day of August, 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.

Paul W. Holden

Madeline R. Holden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, S. P. Eckhardt, a Notary Public in and for said County and State, Paul W. Holden and wife, Madeline Rotier Holden

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 Nashville, Tennessee this 12th day of August, 19 74

S. P. Eckhardt
Notary Public

Commission expires April 28, 1975

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.....

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

AUG 14 74	CONV	38,500.00			
AUG 14 74 S'TAX			A*	100.10	
AUG 14 74 PR'FEE			A*	.50	
AUG 14 74	W'DEED		A*	4.00	* 104.60

021378-5

WARRANTY DEED

FROM
Paul W. Holden et ux

TO
Charles Frederick Eberhardt et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 6 7 1 5 5

IDENTIF. REFERENCE

AUG 14 2 53 PM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238