THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

BOOK 4876 PAGE 945

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-2-35	Ms. Nancy Eaton 804 Cammack Court Nashville, Tenn. 37205	Lomas & Nettleton Co. 3200 Pacific Avenue Virginia Beach, Virginia 23421
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 02-41-74636
8D-61050	1209 Davidson Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreements by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated August 21, 1958, in the original principal sum of $15,500.00, payable to Murphree Mortgage Company, now Lomas & Nettleton Company, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Clarence E. Mims and wife, to Ferriss C. Bailey, Trustee, as of record in Book 2825, page 193,

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. DEC 23 1 53 PM '74 IDENTIF. REFERENCE

C 8 2 3 2 5

ANNE K. DAUGHERTY, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NANCY EATON

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:

Being Lot No. 61 on the Plan of Crest Meade, Section II, as of record in Book 2331, pages 151 and 152.

Said Lot No. 61 fronts 185 feet on the westerly side of Davidson Road and runs back 175 feet on the northerly line and 158.4 feet on the southerly line, to a dead line in the rear on which it measures 185.7 feet.

Being the same property conveyed to Anne K. Daugherty, by deed from William Landis Turner and wife, as of record in Book 4309, page 511, and by decree of the 4th Circuit Court of record in Minute Book 66A, page 247, a certified copy which is recorded in Book 4436, page 128.

This conveyanceis made subject to restrictions of record in Book 2602, page 129.

DEC23	CONV	28,500.00			
DEC23	S'TAX		A*	74.36	
DEC23	PR'FEE		A*	.50	
DEC23	W'DEED		A*	4.00	* 78.86

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 shown above and 1974 taxes, which have been prorated and assumed by Buyers.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19th day of December, 1974.

Anne K. Daugherty

Anne K. Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4876 PAGE 946

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Anne K. Daugherty, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this, the _____ day of December, 19 74

My commission expires: 7-21-77

Notary Public

STATE OF _____
COUNTY OF _____

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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF December, 74

MY COMMISSION EXPIRES: 7-21-77 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ANNE K. DAUGHERTY

TO

NANCY EATON

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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____.

My commission expires: _____