ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James L. Eddington, Jr. (NAME)	John W. Murphree Company (NAME)	162-3
609 St. Cloud Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	251
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	KC

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, A. C. Batson and wife, Barbara Batson

JAN 13 75 CONV 25,350.00
JAN 13 75 S'TAX A* 65.78
JAN 13 75 PR'FEE A* .50
JAN 13 75 W'DEED A* 4.00 * 70.28

have bargained and sold, and by these presents do transfer and convey unto the said James L. Eddington, Jr., a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 48 Haywood Hills, Section 1, of record in Book 4460, page 156, Register's Office for said County.

Said Lot fronts 62 feet on the southwest margin of St. Cloud Drive and extends back 130.7 feet on the northwest line and 133 feet on the southeast line, to a line on the rear on which it measures 62.04 feet.

Being part of the property conveyed to A. C. Batson and wife, Barbara Batson, by deed from Hillbrook Land Company, as of record in Book 4855, page 476, said Register's Office.

unimproved ( )
This is improved (x) property, known as 609 St. Cloud Drive, (House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 10th day of January, 19 75.

A. C. Batson

Barbara Batson

BOOK 4881 PAGE 10

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named A. C. Batson and wife, Barbara Batson

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 10th day of January, 19 75.

My commission expires 8-18-75 Notary Public Virginia Phillips

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,350.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James L Eddington Jr

Sworn to and subscribed before me
this 10th day of January, 19 75.

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:

C. H. Briley, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED
G#-238836 GP
FROM
A. C. Batson et ux
TO
James L. Eddington, Jr.

C 84127

IDENTIFICATION REFERENCE

JAN 13 10 34 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX