DUPLICATE

Tax paid on this
In the amount of $7.14
on Instrument # 07515
recorded in Davidson
County Registers Office

Date 1-28-75
Dep Reg.

BOOK 4884 PAGE 295

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

John J. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1975.

Mary F. Montgomery
Notary Public

MY COMMISSION EXPIRES: 2/1/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Eades (NAME)	1st Federal Savings & Loan (NAME)	6DU 32350
521 Arrowwood Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Map 146 11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 97

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, I, MARGARET LUNDGREN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL C. EADES and wife, SUSAN S. EADES

an undivided one-fourth (¼) interest in and to
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:

LAND in Davidson County, Tennessee, being Lot No. 269 on the Plan of Crieve Hall Estates, Section Four, of record in Plan Book 2133, page 80, Register's Office for said County.

SAID Lot No. 269 fronts 100 feet on the southerly margin of Arrowwood Drive and extends back 202.3 feet on the easterly line and 196.3 feet on the westerly line to a dead line in the rear, measuring 148 feet thereon.

BEING the same property conveyed to Henry F. Campbell, a single person, by deed from Claud Smith and wife, Billie Katherine Smith, of record in Book 2346, page 104, said Register's Office, the said Henry F. Campbell having died on August 23, 1974, unmarried, childless and intestate, said decedent having been one of five children, of whom the grantor herein is one.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of record in Book 4602, page 270, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This deed is recorded concurrently with that certain deed dated January 14, 1975, from Dorothy Cowan and Lillian Helsel to the grantees herein whereby an undivided one-half (1/2) interest in said property was conveyed. The consideration recited therein included that given herefor.

This is improved (X) unimproved property, known as 521 Arrowwood 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 my hand this 6TH day of January, 19 75

Margaret Lundgren
Margaret Lundgren

STATE OF ~~TENNESSEE~~ MINNESOTA
~~Davidson~~ County
Crow Wing

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Margaret Lundgren

the bargainor, 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 Crosby, Minnesota, ~~Tennessee~~, this 6th day of January 1975

Commission expires

GEORGENE D. KAYES
NOTARY PUBLIC - MINNESOTA
CROW WING COUNTY
My Commission Expires May 3, 1980

Georgene D. Kayes
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

MARGARET LUNDGREN

TO

MICHAEL C. EADES ET UX

C 85658

IDENTIF. REFERENCE

JAN 28 10 35 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JAN28 75	CONV	22,936.24				
JAN28 75	W'DEED		A*	4.00	*	4.00