FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1975

Notary Public

MY COMMISSION EXPIRES: May 4, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, 306 Nashville Trust Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie C. Eubanks, et ux (NAME)	First Federal Savings & LOan (NAME)	72-6
119 Dillon Dr. (STREET ADDRESS OR ROUTE NUMBER)	4th + Union (STREET ADDRESS)	133
Hendersonville, Tn 37075 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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, William L. Hester et ux Janice Gail Hester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bennie C. Eubanks et ux Evelyn Eubanks

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 the easterly 50 feet of Lot No. 7 on the Map of E.J. Childers Subdivision of the J.H. Ambrose Tract, of record in Book 332, page 134, Register's Office for said County.

Said part of Lot No. 7 fronts 50 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to William L. Hester by Warranty Deed from Simpson Realty Company, Inc., of record in Book 4548, page 676, Register's Office for Davidson County, Tennessee.

Said William L. Hester conveyed to his wife, Janice Hester, an undivided one-half (1/2) interest in said property by Deed of Record in Book 4761, page 917, Register's Office for Davidson County. Janice Hester reconveyed her interest in said property to William L. Hester by Deed of Record in Book 4866, page 268, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1014 Elvira Ave. Nashville, Tenn. 37216
(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 fifth day of February, 19 75

William L. Hester

Janice Gail Hester

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lenora J. Napier, a Notary Public in and for said County and State, the within named William Hester and Janice Gale Hester

the bargainor S, 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 7th day of February, 19 75.

Commission expires 10/28/78

Lenora J. Napier
Notary Public

NOTARY PUBLIC TENN. DAVIDSON COUNTY

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 WILLIAM L. HESTER, and wife, JANICE GALE HESTER

TO BENNIE C. EUBANKS, and wife, EVELYN EUBANKS

C 87505

IDENTIF. REFERENCE

FEB 13 10 21 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB13'75	CONV	12,600.00			
FEB13'75	S'TAX		A*	32.76	
FEB13'75	PR'FEE		A*	.50	
FEB13'75	W'DEED		A*	4.00	* 37.26