BOOK 4889 PAGE 409

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CLYDE T. ELDRIDGE and	SAME	73-5
(NAME) KATHLEEN S. ELDRIDGE	(NAME)	183
2707 Cooper Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) **DOLLARS**

And other good and valuable consideration

Martha Deaderick Geiger

have bargained and sold, and by these presents do transfer and convey unto the said Clyde T. Eldridge and Kathleen S. Eldridge

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. 19 on the Plan of Riverwood Terrace, of record in Book 1835, Page 134, Register's Office for said County.

Said Lot No. 19 fronts 80 feet on the westerly side of Cooper Lane and runs back 200 feet on the northerly side and 180.8 feet on the southerly side to a dead line in the rear on which it measures 87 feet.

This conveyance is made subject to restrictive covenants in Book 2087, Page 503, Register's Office for Davidson County, Tennessee. Also a 40 foot setback line from Cooper Lane and a 10 foot easement for public utilities as shown on Plan of record in Book 1835, Page 134, said Register's Office.

Being the same property conveyed to W. B. Deaderick and wife, Pearl H. by deed from Finis J. Lampley and wife, Mary Elizabeth of record in Book 2961, Page 109, said Register's Office.

Being the same property conveyed to, Martha Deaderick Geiger, by deed from W. B. Deaderick and wife, Pearl H. Deaderick, of record in Book 4883, Page 140, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) **property, known as** 2707 (House Number) Cooper Lane (Street) Nashville, Tennessee (City or Town) 37216 (Zip Code)

(P. O. Address)

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 13 **day of** February, 19 75.

Martha Deaderick Geiger

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LARRY COLE, a Notary Public in and for said County and State, the within named Martha Deaderick Geiger

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, this 13 day of February, 1975.

My commission expires 11-12-75 Notary Public Larry Cole

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 $ 21,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Clyde T. Eldridge

Sworn to and subscribed before me this 13 day of February, 1975.

My commission expires 11-12-75 Notary Public Larry Cole

This instrument was prepared by:		
LARRY COLE, Attorney	1509 17th Avenue South	Nashville, Tennessee 37212
Name		Address

mail to

FEB 13 75 CONV 21,000.00
FEB 13 75 STAX A* 54.60
FEB 13 75 PR'FEE A* .50
FEB 13 75 W'DEED A* 4.00 * 59.10

WARRANTY DEED

FROM MARTHA DEADERICK GEIGER

TO Clyde T. Eldridge and Kathleen S. Eldridge

C 87582

IDENTIF. REFERENCE

FEB 13 1 33 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

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