K 4890

THIS INSTRUMENT PREPARED BY

BOOK 4890 PAGE 282

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP AND PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-5-326	Mr/Mrs Douglas O. Eason	Mr/Mrs Douglas O. Easton 3518 Central Avenue Nashville, Tennessee
FIELD BOOK NUMBER(S) 26W-1450	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3518 Central Avenue	LOAN OR ACCOUNT NO. 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,

FEB 19 75	CONV	28,000.00			
FEB 19 75	S'TAX		A*	72.80	
FEB 19 75	PR'FEE		A*	.50	
FEB 19 75	W'DEED		A*	4.00	* 77.30

T. DAYTON WRIGHT, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS O. EASON and wife, LAUREL E. EASON

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 the east 44 feet of Lot No. 263 and the west 16 feet of Lot No. 264 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92.

Said parts of said Lots Nos. 263 and 264 adjoin and front together 60 feet on the north side of Central Avenue and run back between parallel lines, 200 feet to an alley.

Being the same property conveyed to T. Dayton Wright and wife, Minnie L. Wright, by deed from Edna Wood Denis and husband, as of record in Book 1302, page 80, the said Minnie L. Wright having since died.

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 for 1975 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 15th day of February, 19 75

T. Dayton Wright

T. Dayton Wright

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named T. Dayton Wright, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of February, 1975.

My commission expires: 7-27-77

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 THE TRANSFER IS

$ 28,000.00

Douglas O. Eason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 1975

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

C 87982

IDENTIF. REFERENCE

FEB 19 8 37 AM '75

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

T. DAYTON WRIGHT

TO

DOUGLAS O. EASON and wife

RETURN TO: KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Flr.
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____.

_____