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 $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1975

Notary Public

MY COMMISSION EXPIRES: November 3, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Atty. 338-46th Avenue North, Nashville, Tn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward S. Zupa, et ux (NAME)	SECURITY FEDERAL SAV. & LOAN ASSN. (NAME)	91-2
6745 Currywood Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 FRANKLIN ROAD (STREET ADDRESS)	250-251
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENN. 37204 (CITY) (STATE) (ZIP)	AW

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, Joe C. Eades and wife Mai S. Eades

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward S. Zupa and wife Rebecca J. Zupa

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:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:
Land in Davidson County, Tennessee, being part of Block "I", Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said part of Block "I" fronts 50 feet on the southerly side of Virginia Avenue and runs back between parallel lines, parallel with and 110 feet east of the easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

Being the same property conveyed to Joe C. Eades and wife, Mai S. Eades, by deed from Gracie Mai Pipkin, of record in Book 3952, page 382, Register's Office for said County.

TRACT NO. 2:
Land in Davidson County, Tennessee, being the westerly 100 feet of the easterly 160 feet of the northerly 150 feet of Block "I" Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County.
Said part of Block "I" fronts 100 feet on the southerly side of Ohio, formerly Virginia, Avenue and runs back between parallel lines, parallel with and 60 feet west of the Westerly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

Being the same property conveyed to Joe C. Eades and wife, Mai S. Eades, by deed from Fred C. Richards and wife, Mary Ruth Richards, of record in Book 3994, page 386, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 5603 - 5605 and 5607 Ohio Avenue Nashville, Tennessee 37209
(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 30th day of April, 19 75

x Joe C. Eades

x Mai S. Eades

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Paul K. Brown, a Notary Public in and for said County and State, the within named Joe C. Eades ~~and wife Mai S. Eades~~ Mai S. Eades

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 30th day of April 19 75

Commission expires November 3, 1976

Paul K. Brown
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

C 97254

WARRANTY DEED

FROM

Joe C. Eades and wife

Mai S. Eades

TO

Edward S. Zupa and wife

Rebecca J. Zupa

IDENTIF. REFERENCE

MAY 7 12 07 PM '75

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY-7[5]	CONV	70,000.00			
MAY-7[5]	S'TAX		A*	182.00	
MAY-7[5]	PR'FEE		A*	.50	
MAY-7[5]	W'DEED		A*	4.00	* 186.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.