FORM NO. WD-1

BOOK 4916 PAGE 238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4500.00

Gene Lanius
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 1975.

Edna Faith Bagwell
Notary Public

MY COMMISSION EXPIRES: My Commission Expires

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Lanius, et ux (NAME)	New Owner (NAME)	Map 25-11
3303 EAGLEWOOD LA. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par Nos. 23, 24, 25
NASHVILLE TENN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GO-20110 GO-20105 GO-20100

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, R. L. Eatherly and wife, Frances B. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene Lanius and wife, Sheila L. Lanius

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 Nos. 22, 23 and 24 on the Plan of Highland Heights Acres, of record in Plan Book 3700, Page 97, said Registers Office.

Being part of the same property conveyed to R. L. Eatherly by deed from John A. Ford of record in Book 4078, Page 962, Register's Office for Davidson County, Tennessee.

The wife of R. L. Eatherly joins in this conveyance for the purpose of conveying any marital rights or interest she may have in said property.

This instrument is made subject to restrictive covenants of record in Book 4071, Page 226, said Register's Office. This instrument is made subject to the Plan of record in Book 3700, Page 97, said Register's Office which shows an owner's certificate, a 145 ft. on Lot 24; 140 ft. on Lot 23; and 150 ft. on Lot 22, minimum building setback line from Highland Heights Drive. By instrument of record in Book 4633, Page 444, said Register's Office, the setback lines on the Plan of record in Book 3700, Page 97, said Register's Office were amended and changed on Lot Nos. 22, 23, and 24 to the TVA easement. This instrument is made subject to a 10-ft. drainage easement on Lot 24 on the South line; a 10-ft. public utility easement along the rear lines of Lots 22, 23 and 24, and an easement of record in Book 3248, Page 173, said Register's Office, and to all applicable local government planning and zoning regulations.

That R. L. Eatherly and Robert L. Eatherly are one and the same person.

This is unimproved ( ) improved ( ) property, known as _____
(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 hand s this 20 day of May, 19 75

R. L. Eatherly

Frances B. Eatherly

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. L. Eatherly and wife, Frances B. Eatherly

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 20th day of May 19 75.

Commission expires My Commission Expires Dec. 5, 1977.

Edna Earlie Smith
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

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM
R, L, Eatherly, et ux

TO
Gene Lanius, et ux

C 99974

IDENTIF. REFERENCE

MAY 28 12 32 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
228-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.

MAY28 75	CONV	*4,500.00				
MAY28 75 S'TAX			A*	11.70		
MAY28 75 P&F FEE			A*	.50		
MAY28 75	W'DEED		A*	4.00	*	16.20