WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Powell Company	Bill Powell Company	
(NAME) same	(NAME) 600 Murfreesboro Road	130-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37210	28 PW
(CITY) (STATE) (P. O. ZIP)	(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~~ I, Lucy F. Eakin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Powell d/b/a Bill Powell Company

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 No. 4 on the Map of the Bransford Realty Subdivision, of Lots Nos. 57, 58, 60, 61, 63, and 65, in the New Golf Club Addition, as of record in Book 421, page 149, Register's Office for said County.

Said Lot No. 4 fronts 76 feet on the southerly side of Harding Place and runs back 255 feet on the west line and 266.7 feet on the east line, with the west margin of Highland Avenue, to the north line of Lot No. 62, on the original plan, and measures 75.09 feet on the rear line.

Being the same property conveyed to Lucy F. Eakin for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage, or otherwise convey, as if she were a feme sole, by deed from Nashville and American Trust Company, Trustee, of record in Book 946, page 257, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 successors, assigns 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 my hand this 27th day of May, 19 75

Lucy F. Eakin
Lucy F. Eakin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 4919 PAGE 74

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Lucy F. Eakin the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 1975

Commission Expires: 11/12/75

George W. Pickens
Notary Public

STATE OF)

COUNTY OF)

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 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 official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

WARRANTY DEED

FROM LUCY F. EAKIN

TO WILLIAM E. POWELL d/b/a BILL POWELL COMPANY

D01283

IDENTIF. REFERENCE

JUN 5 2 08 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUN-5 75	CONV	24,500.00				
JUN-5 75 S'TAX			A*	63.70		
JUN-5 75 PR'FEE			A*	.50		
JUN-5 75	W'DEED		A*	4.00	*	68.20

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 24,500.00

Subscribed and sworn to before me this 29th day of May, 1975

My Commission Expires: 11/12/75

Notary Public