WARRANTY DEED

BOOK 4942 PAGE 962

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MARIJOHN WILKIN (NAME)	SAME Security Federal (NAME)	MAP 145-6
5856 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	PARCEL 56
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, 37064 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. H. Eason, Jr. and wife, Kerry H. Eason,

have this day bargained and sold, and do hereby transfer and convey unto the said Marijohn Wilkin,

her ~~XXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Tyne Valley Estates, Section 12, Plan of record in Book 3842, page 255, said Register's Office, described as follows:

Said Lot No. 37 begins at a point on the northwesterly margin of the cul de sac at the easterly terminus of Beauregard Drive, said point being the common southerly corner of Lots 36 and 37; thence with the margin of said Drive northwardly 10 feet to a concrete monument on said margin; thence with a 25 foot radius curve to the right and with said margin 78.5 feet to a concrete monument on said margin; thence continuing with a curve to the left with a 300 foot radius 17 feet to a power pole on said margin; thence North 75° 26' East 275.84 feet to a point; thence North 10° 07' East 32.1 feet to a concrete monument; thence North 87° 37' West 20 feet to a concrete monument; thence North 3° 20' East 407.1 feet to a concrete monument; thence south 79°20' West 203.65 feet to a concrete monument; thence South 71° 11' West 121.2 feet to an iron pin located at the common northerly corner of Lots 36 and 37; thence with the line between said lots in a southerly direction 396.0 feet to the point of beginning.

Being the same property conveyed to W. H. Eason, Jr. and wife, Kerry H. Eason, by deed from Charles E. Hargett and wife, Patsy E. Hargett, of record in Book 4539, page 526, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 13th day of August 1975

Affiant

My commission expires: 12/3/78 (Affix Seal)

Notary Public

~~XXXXXXX~~ (Unimproved) ( ) This is improved (X) property, known as 5856 Beauregard Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Marijohn Wilkin,

her ~~XXXXX~~ (Assignee),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marijohn Wilkin,

her ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 13th *day of* August, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. H. Eason, Jr.

Kerry H. Eason

THIS INSTRUMENT PREPARED BY:
Charles C. Trabue III
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 4942 PAGE 963

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Janice E. McClanahan, a Notary Public in and for said County and State, W. H. Eason, Jr. and Kerry H. Eason,

the within named 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 13th day of August, 1975.

Janice E. McClanahan Notary Public

Commission expires August 17, 1976

JANICE E. McCLANAHAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory In This Document When Received.

AUG 19 75	CONV	84,500.00			
AUG 19 75	S'TAX		A*	219.70	
AUG 19 75	PR'FEE		A*	.50	
AUG 19 75	W'DEED		A*	4.00	* 224.20

WARRANTY DEED

FROM W. H. EASON, JR. ET UX

TO MARIJOHN WILKIN

B 11701

IDENTIF. REFERENCE

AUG 19 9 13 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to Eason