INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

ATTORNEY NASHVILLE, TENN.

BOOK 4950 PAGE 199

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 142-2-118 | Mr/Mrs Warren S. Eakle | First Federal Savings & Loan<br>Fourth & Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 503342-8 |
| 9D-6785 | | 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 all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated October 11, 1971, in the original principal sum of $23,950.00, payable to First Federal Savings & Loan Association, in monthly installments of $159.51 each, including interest as set forth in said note, and being secured by a deed of trust executed by James Stanley White and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4544, page 346,

DAVID S. BALLEW and wife, LINDA S. BALLEW

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WARREN S. EAKEL and wife, SHEILA EAKLE

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 Lot No. 148 on the Plan of Cross Timbers Subdivision, Section 3, as of record in Book 4175, page 21.

Said Lot No. 148 fronts 85.0 feet on the south side of Harrow Drive and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line, to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to David S. Ballew and wife, Linda S. Ballew, by deed from James Stanley White and wife, Ada Kay White, as of record in Book 4606, page 155.

This conveyance is made subject to restrictions of record in Book 4242, page 758, amended in Book 4318, page 654.

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 11 '75 | CONV | 36,032.76 | | | | |
| SEP 11 '75 | S'TAX | | A* | 93.60 | | |
| SEP 11 '75 | PR'FEE | | A* | .50 | | |
| SEP 11 '75 | WDEED | | A* | 4.00 | * | 98.10 |

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 as shown above and 1975 taxes which have been prorated and assumed by Grantees herein.

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 10th day of September, 1975.

David S. Ballew

Linda S. Ballew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named David S. Ballew and wife, Linda S. Ballew 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, the 10th day of September, 1975.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN.

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 THIS TRANSFER IS: $ 36,032.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN.

WARRANTY DEED
DBH:mas

FROM
DAVID S. BALLEW AND WIFE

TO
WARREN S. EAKLE AND WIFE

D 15218

IDENTIF. REFERENCE

SEP 11 2 39 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
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____.

My commission expires: _____
Notary Public