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 $15,950.00

James C. Eddins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 75.

Notary Public

MY COMMISSION EXPIRES: 6-22-79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 507 Stahlman Bldg. Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Eddins, etux (NAME)	Lomas & Nettleton Company (NAME)	6DA-56390
229 Wheeler Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (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, O. PHILLIP BLAKESLEE and wife, ELLA C. BLAKESLEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. EDDINS and wife, BELINDA J. EDDINS

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:

LANDin Davidson County, Tennessee, being Lots Nos. 20 and 21 on the unrecorded plan of J.C. Grissim's Wheeler Avenue Addition, a Subdivision of the J.K. Newson Farm, in the Sixth Civil District of said County, described according to a survey made by Blanchard and Parrish, Surveyor, dated April 1939, as follows:

BEGINNING at a point in the southerly margin of Wheeler Avenue at the common corner of Lots Nos. 19 and 20, which point is 16.5 feet west of a turn in said Wheeler Avenue; thence with the line between said two lots southerly 191.5 feet to a point in the northerly boundary line of a 20-acre tract marked "Sold" on said Plan; thence with the line of the same easterly 50 feet to a point, the common corner of Lots Nos. 21 and 22; thence with the line between said two lots, northerly 204 feet to the south margin of Wheeler Avenue; thence with the margin of the same, westerly 36 feet to a point 9.2 feet west of the common corner of Lots Nos. 20 and 21; being a turn in Wheeler Avenue and continuing with the south margin of said Avenue, westerly 16.5 feet to the point of beginning.

BEING the same property conveyed to O. Phillip Blakeslee and wife, Ella C. Blakeslee by Deed from Ed Hill and wife, Lillian L. Hill of record in Book 4796, page 698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (X) improved property, known as 229 Wheeler Ave. (House Number) (Street) Nashville, Tenn. 37211 (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 12th day of December, 19 75

O. Phillip Blakeslee
O. PHILLIP BLAKESLEE

Ella C. Blakeslee
ELLA C. BLAKESLEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. Phillip Blakeslee and wife, Ella C. Blakeslee

the bargainor, 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 12th day of December, 19 75

Commission expires 10-7-79

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) (themselves) (himself) acknowledged 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

WARRANTY DEED

FROM O. PHILLIP BLAKESLEE ETUX

TO JAMES C. EDDINS ETUX

D 28677

IDENTIF. REFERENCE

DEC 17 1 51 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 17 75	CONV	15,950.00		
DEC 17 75	S'TAX		B*	41.34
DEC 17 75	PR'FEE		B*	.50
DEC 17 75	W'DEED		B*	4.00
			*	45.84