BOOK 5006 PAGE 779

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,000.00 Ora W. Eads Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH 19 76

Notary Public

MY COMMISSION EXPIRES: 1-14-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ora W. Eads, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	3D 51672
2337 Pennington Bend Rd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	62-5
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	52

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, Edwin F. Perkins et ux Ruby E. Perkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ora W. Eads, Jr. et ux Fran S. Eads

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:

BEING Lots Nos. 56,57 & The 13.62 feet rear of Lot 58 on the Revised and unrecorded Map of Riverview Subdivision made by Blanchard & Parrish, December 1941; Davidson County, Tennessee, the same being more particularly described by a survey prepared by John Kohl, dated March 2, 1976 as follows:

BEGINNING at a point on the westerly margin of Pennington Bend Road, said point being 2959.1 feet, more or less, from McGavock Pike, thence 179.1 feet more or less on the southerly margin of said lot to a point, thence 104.2 feet, more or less, along the westerly margin of said lot to a point, thence 152.21 feet, more or less, along the northerly margin of said lot, thence 97.6 feet, more or less, along the easterly margin of said lot to the point of beginning.

BEING the same property conveyed to Edwin F. Perkins et ux Ruby E. Perkins by deed from James Kenneth Nelson, unmarried as of record in Book 4333, Page 301, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved (XX) improved ( ) property, known as 2337 Pennington Bend Rd. Nashville, Tenn. 37214
(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 hands this 16TH day of MARCH, 1976

Edwin F. Perkins (Edwin F. Perkins)

Ruby E. Perkins (Ruby E. Perkins)

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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 Edwin F. Perkins et ux Ruby E. Perkins

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 16TH day of MARCH 19 76

Commission expires 1-29-79

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 (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

D 40735

WARRANTY DEED

FROM Edwin F. Perkins

TO Ora W. Eads, Jr.

IDENTIF. REFERENCE

MAR 18 11 59 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 18		CONV	31,000.00			
MAR 18	S'TAX			B*	80.60	
MAR 18	PR'FEE			B*	.50	
MAR 18		W'DEED		B*	4.00	* 85.10