FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,111.14 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 7-19-[illegible]

(AFFIX SEAL)

BOOK 5028 PAGE 775

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ora W. Eads, Jr. (NAME)	John W. Murphree Company (NAME)	3D 64906
217 Walcott Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	85-10
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	14

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, C. Alex Price et ux Jeanne Price

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ora W. Eads, Jr. etux 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 Lot No. 33 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, Page 50, Register's Office for said County.
Said Lot No. 33 fronts 90 feet on the northerly side of Walcott Drive and runs back 182.56 feet on the easterly line and 167.71 feet on the westerly line, to a dead line in the rear, on which it measures 116.55 feet thereon.

BEING the same property conveyed to C. Alex Price et ux Jeanne Price by deed from Thomas A. Roehrich et ux Dorothy E. Roehrich of record in Book 4738, Page 544, said Register's Office.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4738, Page 546, said Register's Office, securing a promissory note dated August 16, 1973, payable to the order of John W. Murphree Co., with a present unpaid principal balance of approximately $23,611.14, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (XX) property, known as 217 Walcott Drive, Nashville, TN 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 hand s this 21st day of May, 1976

C. ALEX PRICE: C. Alex Price

JEANNE PRICE: Jeanne Price

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 C. Alex Price et ux Jeanne Price

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 21st day of May 19 76

Commission expires 7-19-78

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 C. ALEX PRICE ET UX

TO ORA W. EADS, JR. ET UX

D 50758

IDENTIF. REFERENCE

MAY 25 11 21 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 3

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

MAY25'76	CONV	31,111.14			
MAY25'76	S'TAX		B*	30.86	
MAY25'76	PR'FEE		B*	.50	
MAY25'76	W'DEED		B*	4.00	* 85.36

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