ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ORA W. EADS, JR. (NAME)	JOHN W. MURPHREE COMPANY (NAME)	163
407 McKeige Court (STREET ADDRESS OR ROUTE NUMBER)	I Airways Plaza, 1283 Murfreesboro Road (STREET ADDRESS)	226
Donelson, Tennessee 37214 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Pod

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantees herein of the balance owing on an indebtedness evidenced by a promissory note dated November 18, 1974 executed by the Grantors herein to John W. Murphree Company in the original principal amount of Twenty Five Thousand Nine Hundred and No/100 ($25,900.00) Dollars, with interest as stated therein, said debt being secured by a Deed of Trust of record in Book 4869, page 640, Register's Office for Davidson County (RODC), Tennessee; we, James O. Alexander and wife, Eleanor J. Alexander, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Ora W. Eads, Jr., a married man

the GRANTEEX herein, ~~their~~ his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 57 on the Plat of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for said County.

SAID Lot 57 fronts 75.32 feet on the East margin of Panamint Drive and extends back 103 feet on the North line, and 100.5 feet on the South line, to a line on the rear which is a broken line on which it measures 91.07 feet.

BEING the same property conveyed to James O. Alexander and wife, Eleanor J. Alexander by deed from William & Lee, Inc. of record in Book 4869, page 638, RODC, Tennessee.

The Grantors agree that the entire balance of their escrow account with John W. Murphree Company is to be transfered to the Grantee as part of this transaction at no additional cost to Grantee; Grantors further agree that the built-in oven, an unattached door in the basement, and all carpets are included in the purchase price and are to remain on the premises. It is also agreed that the Grantors will pay the Grantee either $8.00 per day or will transfer the Wizard Air Conditioner on the premises to Grantee as rent if Grantors remain on the premises after the closing date, but Grantors agree to vacate the premises no later than July 31, 1976.

unimproved ( )
This is improved (X) property, known as 108 Panamint Drive (House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 28TH day of July, 19 76

X James O. Alexander

X Eleanor J. Alexander

BOOK 5051 PAGE 808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Alexander and wife, Eleanor J. Alexander

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 Hermitage, this 27th day of July, 1976.

My commission expires 2-11-80 Notary Public Melanie J. Garrison

MELANIE J. GARRISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,528.73
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Ora W. Eads, Jr.

Sworn to and subscribed before me this 26th day of July, 1976.

My commission expires 2-11-80 Notary Public Melanie J. Garrison

MELANIE J. GARRISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, Suite 100, 4207 Lebanon Rd., Hermitage, Tenn. 37076
Name Address

JUL 29 76	CONV	28,528.73			
JUL 29 76	S'TAX		B*	74.10	
JUL 29 76	TFEE		B*	.50	
JUL 29 76	W'DEED		B*	4.00	* 78.60

WARRANTY DEED

FROM JAMES O. ALEXANDER, et ux

TO ORA W. EADS, JR.

D 60735

IDENTIF. REFERENCE

JUL 29 10 45 AM '76

FEE RECISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219