BOOK 5093 PAGE 760

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,765.74

Ora W. Eads, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Dec 1976

[illegible]
Notary Public

MY COMMISSION EXPIRES: Aug. 29, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LANCASTER & FARMER, ATTORNEYS, Suite 100, 4207 Lebanon Rd. Hermitage, Tenn. 37076
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ora W. Eads, Jr. (NAME)	The Galbreath Mortgage Company (NAME)	162-6
407 McKeige Court (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	304
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (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~~ I, Judy (Thomas) Davis, a single person, and being one and the same person as Judy K. Davis,

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

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. 76 on the plan of Valley Green Subdivision, which is of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan specific reference is made for more complete description of metes and bounds.

Being the same property conveyed to Clifford O. Davis and wife, Judy K. Davis, by deed from E. Leo Skelton and wife, Brenda P. Skelton, of record in Book 4846, Page 729, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Judy (Thomas) Davis, who is one and the same person as Judy K. Davis, by Final Decree of Divorce of record in Book 5089, Page 951, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4622, Page 277, Register's Office for Davidson County, Tennessee; owner's certificate, building set back lines, public utility, anchor and drainage easements, as shown on plan of record in Book 4460, Page 96 and 97, Register's Office for Davidson County, Tennessee.

The Grantee herein assumes and promises to pay an obligation evidenced by an instrument of record in Book 4795, Page 941, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantee.

This is unimproved ( ) improved (X) property, known as 116 (House Number) Valley Way (Street) (P. O. Address) Antioch, Tennessee (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 my hand this 22nd day of November, 19 76

× Judy Thomas Davis

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

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STATE OF TENNESSEE
Davidson County

BOOK 5093 PAGE 761

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy (Thomas) Davis, being one and the same person as Judy K. Davis,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 22nd day of November 19 76

Commission expires 11-12-78

C. Adam Lawrence
Notary Public

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

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

WARRANTY DEED

FROM
JUDY (THOMAS) DAVIS

TO
ORA W. EADS, JR.

D 79793

IDENTIF. REFERENCE

DEC 6 9 29 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-6[illegible]	CONV	31,765.74			
DEC-6[illegible]	S'TAX		B*	82.68	
DEC-6[illegible]	PR'FEE		B*	.50	
DEC-6[illegible]	W'DEED		B*	4.00	* 87.18