77-2-7

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Anthony E Eubanks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1977.

Notary Public

MY COMMISSION EXPIRES: August 20, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony E. Eubanks, et ux (NAME)	The Lomas & Nettleton Company (NAME)	72-10-47
1401 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	15D-11380
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 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, CURTIS O. KNIGHT AND WIFE, DELMA S. KNIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY E. EUBANKS AND WIFE, ANNA DELORES EUBANKS

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. 6 on the preliminary plat of the subdivision comprised of Lots Nos. 25, 26, 27, 28 & 29 on the Plan of Keller's Subdivision of the Maxey Home Place, of record in Book 421, page 86, Register's Office for said County, and a tract of 6 acres and 168 poles, not of record described according to a survey made by John B. Kohl, Surveyor, dated February 1, 1977, as follows:

BEGINNING on the northerly margin of Litton Avenue at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 200.4 feet to the common corner of Lots Nos. 5, 6, 7 and 8; thence with the line between said Lots Nos. 6 and 7, westwardly 74.8 feet to the easterly margin of Scott Avenue; thence with said Avenue, southwardly 200.4 feet to the northerly margin of Litton Avenue; thence with said Avenue, eastwardly 73.4 feet, more or less, to the point of beginning.

BEING the same property conveyed to Curtis O. Knight and wife, Delma S. Knight, by deed from Glenn E. Frazier and wife, Marguerite Frazier, of record in Book 2901, page 5, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 1403, page 677, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1401 Litton Avenue, Nashville, TN 37216
(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 7th day of February, 1977

Curtis O. Knight
CURTIS O. KNIGHT

Delma S. Knight
DELMA S. KNIGHT

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 CURTIS O. KNIGHT AND DELMA S. KNIGHT

the bargainors, 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 7th day of February 19 77.

Commission expires August 20, 1979

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 88828

WARRANTY DEED

FROM
CURTIS O. KNIGHT AND WIFE,
DELMA S. KNIGHT

TO
ANTHONY E. EUBANKS AND WIFE,
ANNA DELORES EUBANKS

IDENTIF. REFERENCE

FEB 10 9 09 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE IN BOX 4

FEB 10	DMV	17,500.00			
10	STAX		D*	45.50	
10	FEE		D*	.50	
10	DEED		D*	4.00	* 50.00