Lt NCL-2684

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6500.00

R. L. Eatherly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1977.

Patti V. Sewell
Notary Public

MY COMMISSION EXPIRES: 11-23-80

(AFFIX SEAL)

BOOK 5159 PAGE 893

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Jennings (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 25-11
c/o Bluefield Realty Donelson Plaza (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 36
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nash. Tenn. 37219 (CITY) (STATE) (ZIP)	GO-20045

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, R. L. Eatherly and wife, Frances B. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Jennings

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:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Highland Heights Acres, of record in Plan Book 3700, Page 97, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to R. L. Eatherly by deed from John A. Ford of record in Book 4078, Page 962, REgister's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 3700, Page 97, said Register's Office, and as amended in Book 4633, Page 444 ,said Register's Office, and this instrument is also made subject to an easement of record in Book 3248, Page 173, said Register's Office.

This property herein conveyed is hereby made subject to the following additional restrictions which are expressly intended to run with the land for a period of thirty years subject to the same removal provisions found in general restrictions of record in Book 4071, Page 226, said Register's Office: (1) No residence shall be constructed on said Lot No. 35 with a ground floor area of less than 2,000 square feet exclusive of ~~garages~~, carports and porches.

The wife of R. L. Eatherly joins in this conveyance for the purpose of conveying any marital rights or interest she may have in said property.

(Note: This lot will be deeded to Donald R. and Beverly Davis at the time of closing of construction loan.) (Buyer is aware of a drainage ditch in rear of lot that will have to remain workable to drain above water.)
This instrument was prepared based upon information furnished by Grantor.

This is unimproved (X) improved ( ) property, known as Lot 35 Highland Heights Drive (House Number) (Street) Goodlettsville, Tennessee 37072 (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 3rd day of June, 1977

R. L. Eatherly

Frances B. Eatherly

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 R. L. Eatherly and wife, Frances B. Eatherly

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 3rd day of June, 1977

Commission expires 11-23-80

Patt Sue Lard
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

WARRANTY DEED

FROM

TO

E 09263

IDENTIF. REFERENCE

JUN 15 3 13 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 15	CONV	*6,500.00			
JUN 15	S'TAX		B*	16.90	
JUN 15	PR'FEE		B*	.50	
JUN 15	W'DEED		B*	4.00	* 21.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.