THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD., HERMITAGE, TN 37076

BOOK 5255 PAGE 853

FROM INFORMATION FURNISHED BY OTHERS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Eads-Tidball Investments (NAME)	Churchill Mortgage Corporation (NAME)	96-10
P. O. Box 17523 (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N.E. Suite 300 (STREET ADDRESS)	Par 302
Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP CODE)	Q.E

WARRANTY DEED

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

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Tennessee Housing Development Agency as recorded in Book 5115, page 329 of the Register's Office for Davidson County, Tennessee, we, GERALD L. BILL and wife, DARLENE J. BILL, herein referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said ORA W. EADS, JR. AND DAVID L. TIDBALL d/b/a EADS-TIDBALL INVESTMENTS, a partnership,

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

LAND in Davidson County, Tennessee, being Lot No. 784 on the Plan of Cloverhill Section 10, as of record in Book 2331, page 57, Register's Office, Davidson County, Tennessee, which description is fully incorporated herein by reference thereto.

BEING the same property conveyed to Gerald L. Bill and wife, Darlene J. Bill by deed from Carolyn F. Williams of record in Book 5115, page 327, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The Grantor agrees that the stove, refrigerator, and curtain rods in the living room are to remain on the premises as part of the purchase price; (2) The Grantors shall pay the escrow account shortage with Churchill Mortgage Corporation ($76.95) and said escrow account is to be transferred to the Grantee as part of the purchase price; (3) Grantor to pay all past due mortgage payments plus late charges to Churchill Mortgage Corporation in the amount of $572.00; and (4) Grantor to pay all property taxes on said property for 1977 and prior years.

22,984.52

FEB23 78	CONV	B*	59.80	
FEB23 78	S'TAX	B*	.50	
FEB23 78	PR'FEE	B*	4.00	* 64.30
FEB23 78	W'DEED			

unimproved ( )
This is improved (X) property, known as 3132 Ironwood Drive (House Number) (Street)
Nashville, Tennessee 37214
(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 22nd day of February, 19 78.

Gerald L. Bill

Darlene J. Bill

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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 Gerald L. Bill and wife, Darlene J. Bill

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 Hermitage, Tennessee, this 22nd day of February, 19 78.

My commission expires 11-12-80. Notary Public Kay Cooper

KAY COOPER 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 $ 22,984.52 This is equal to or greater than the property would bring at a fair and voluntary sale.

Dan W Eads

Sworn to and subscribed before me this 22nd day of February, 19 78.

My commission expires 11-12-80 Notary Public Kay Cooper

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD, HERMITAGE, TN
Name from information furnished by others Address 37076

WARRANTY DEED

FROM GERALD L. BILL ET UX

TO EADS-TIDBALL INVESTMENTS, a partnership

E 5.1.7.8.3.

IDENTIF. REFERENCE

FEB 23 11 44 AM '78

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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