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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 $44,650.00

John Cheek Eason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 1978.

Notary Public

MY COMMISSION EXPIRES: [illegible] 1980

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cheek Eason (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 103-10
712-714 Branch Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 22
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-57020 a E.

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, ~~I/WE~~ ANDREWS PROPERTIES, INC. AND NELSON C. ANDREWS AND WIFE, SUE ANDREWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN CHEEK EASON, UNMARRIED

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. 41 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 41 fronts 75 feet on the southerly margin of Branch Creek Road and extends back 151.3 feet on the northeasterly line and 149.2 feet on the southwesterly line to a line in the rear which measures 75 feet thereon.

Being part of the same property conveyed to Andrews Properties, Inc., by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5201, page 781, Register's Office for Davidson County, Tennessee.

Nelson C. Andrews and wife, Sue Andrews conveys the easements granted to them from Robert H. Foote and wife, Billie Diane Foote for driveway purposes, to the proposed grantee, of record in Book 5196 page 658, Registers' Office for Davidson County.

This is unimproved ( ) improved (X) property, known as 712-714 Branch Creek Road, Nashville, Tennessee
(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 hand s this 2nd day of March, 19 78

Nelson C. Andrews

Sue Andrews

ANDREWS PROPERTIES, INC.

By: Nelson C. Andrews

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 Nelson C. Andrews and wife, Sue Andrews

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 2nd day of March 19 78

Commission expires My Commission Expires Aug 2, 1980

Judy S. Wells
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelson C. Andrews and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the President and _____ respectively of the Andrews Properties, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Nelson C. Andrews as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 2nd day of March, 19 78

My commission expires My Commission Expires Aug 2, 1980

Judy S. Wells
Notary Public

750439

WARRANTY DEED

FROM
Andrews Properties, Inc., et al.

TO
John Cheek Eason, Unmarried

E 53169

IDENTIF. REFERENCE

MAR 3 2 32 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TICOR TITLE INSURANCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-3 78	CONV	44,650.00			
MAR-3 78 S'TAX			B*	115.96	
MAR-3 78 PR'FEE			B*	.50	
MAR-3 78	W'DEED		B*	4.00	* 120.46