BOOK 5312 PAGE 468

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Danny L. Eubank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Eubank	Exchange Bond & Mortgage Corporation	5DU-44001
(NAME)	(NAME)	
4701 Packard Drive	1835 Savoy Drive, NE	148-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30341	70
(CITY) (STATE) (P. O. ZIP)	(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, Dean L. Ritchie et ux Delores J. Ritchie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny L. Eubank et ux Patricia Eubank

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. 89 on the Plan of Blanchard Heights, of record in Plat Book 2663, Pages 62 and 63, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Dean L. Ritchie and wife, Delores J. Ritchie by deed from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4088, Page 596, said Register's Office.

This conveyance is subject to restrictions of record in Book 2795, Page 99, said Register's Office.

This conveyance is subject to a public utility easement; an anchor easement; and building lines, of record in Plat Book 2663, Pages 62 and 63, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 4701 Packard Drive Nashville, TN 37211
(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 14TH day of JULY, 19 78

Dean L. Ritchie

Delores J. Ritchie

BOOK 5312 PAGE 469

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean L. Ritchie et ux Delores J. Ritchie

the bargainor, 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 14TH day of JULY, 1978.

Commission expires 6-24-80

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

E. 7. 7. 3 I. 6.

WARRANTY DEED

FROM Dean L. Ritchie

TO Danny L. Eubank

IDENTIF. REFERENCE

JUL 18 11 06 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 18 78	CONV	41,000.00	B*	106.60	
JUL 18 78	S'TAX		B*	.50	
JUL 18 78	PR'FEE		B*	4.00	* 111.10
JUL 18 78	W'DEED				

title escrow, inc.
218 fortune building I
311 plus park boulevard
nashville, tennessee 37217
File Box #12