BOOK 5322 PAGE 930 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,339.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 78

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC LARGE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Wayne Dedrick (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 74-8
7029 Bonnavent Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place Suite #1800 (STREET ADDRESS)	PARCEL 41
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	4D-33846

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, Nelson W. Eagle and wife Beverly J. Eagle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Wayne Dedrick and wife Judy A. Dedrick

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. 790 on the plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nelson W. Eagle and wife Beverly J. Eagle, by deed from Edward E. Newby and wife June Newby, of record in Book 5224, Page 809, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Deed Book 3399, Page 446, Register's Office for said County.

THIS conveyance is subject however, to a Deed of Trust, recorded in Book 5224, Page 811, Register's Office for Davidson County, Tennessee, securing a promissory note dated November 11, 1977, payable to the order of Dobson & Johnson, Inc. servicing for Tennessee Housing Development Agency, with a present unpaid principal balance of approximately $28,339.82, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. THIS conveyance is further subject to any and all easements, restrictions and rights of way of record.

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

This is (unimproved) (X) improved property, known as 7069 (House Number) Bonnavent Drive (Street) Hermitage, TN 37076 (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 28th day of July, 19 78

Nelson W. Eagle X Nelson W. Eagle

Beverly J. Eagle X Beverly J. Eagle

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson W. Eagle and wife Beverly J. Eagle

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 28th day of July 1978

Commission expires 4/26/82

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 Nelson W. Eagle and wife

Beverly J. Eagle

TO Johnny Wayne Dedrick and wife

Judy A. Dedrick

E 8 1 8 5 1

IDENTIF. REFERENCE

AUG 9 12 32 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

AUG-9 78	CONV	34,339.82			
AUG-9 78	S TAX		B*	89.18	
AUG-9 78	PR FEE		B*	.50	
AUG-9 78	W DEED		B*	4.00	* 93368