OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
BARRETT B. SUTTON, JR.
3305 West End Avenue
Nashville, TN 37203

File 42

9583

WARRANTY DEED BOOK 5914 PAGE 681

Address New Owner(s) as Follows:	Send Tax Bills to:	Map/Parcel Nos.
Donald Edwin France and wife, Rebecca Dianne France 825 Irma Drive Nashville, Tennessee	SAME	148-16 26

7/23 141.70- CHECK

FOR AND IN CONSIDERATION OF the sum of Fifty-Two Thousand and No/100 ($52,000.00) Dollars, of which Eight Thousand Five Hundred and °/100 ($ 8500.00) Dollars has been paid in cash by the Grantees hereinafter named, the receipt of which is hereby acknowledged, and for a part of which is the assumption of one certain Trust Deed dated May 10, 1968, and filed for record May 15, 1968, in the office of the Register of Deeds of Davidson County, Tennessee, in Book 4235, Page 245, and Note of even date thereby secured, in the original principal amount of Fifteen Thousand and No/100 ($15,000.00) Dollars, payable to Guaranty Mortgage Company of Nashville, which debt the Grantees herein assume and agree to pay as part of the payment of the purchase price; and the Grantees further hereby assume the obligations of John W. Eden and wife, Marie B. Eden, under the terms of the instruments creating the loan to indemnify any Guarantor to the extent of any claim of payment arising from the Guaranty or insurance of the indebtedness above mentioned; and

For the remainder of the purchase price of Fifty-Two Thousand and No/100 ($52,000.00) Dollars, the Grantees have executed a Deed of Trust Note of even date herewith, in the original principal amount of Thirty-Two Thousand One Hundred Seventy-Eight and 96/100 ($32,178.96) Dollars, payable to the order of John W. Eden and wife, Marie B. Eden, with interest at the rate of Twelve (12%) percent per annum, and with payment due in accordance with all the terms of said Note; and the indebtedness evidenced by said Deed of Trust Note is secured by a Deed of Trust on the property herein conveyed, of even date herewith; which Note and Deed of Trust shall be assigned to Nashville City Bank and Trust Co. as security for certain indebtednesses of Grantors to the Bank.

John W. Eden and wife, Marie B. Eden, herein called Grantors, have this day bargained and sold, and do hereby transfer and convey unto Donald Edwin France and wife, Rebecca Dianne France, certain real estate in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, being Lot No. 221 on the Plan of Debra Heights, Section 2, as of record in Book 3700, Page 39, Register's Office for said County.

SAID Lot fronts 75.00 feet along the southerly margin of Irma Drive; thence back between lines measuring 146.11 feet on the westerly line and 139.55 feet on the easterly line, to a line in the rear, which measures 75.29 feet.

BEING the same property conveyed to John W. Eden and wife, Marie B. Eden, by deed from Hallmark Construction Company, a Tennessee corporation, of record in Book 4235, Page 243, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $52,000.00.

Barrett B. Sutton Jr.
Notary Public
My Commission Expires: 4-21-85

Donald Edwin France
AFFIANT

This is improved property known as 825 Irma Drive, Nashville, TN.

THE PROPERTY IS CONVEYED SUBJECT TO existing easements, restrictions, ordinances, the liens described above, and the plat of record.

OFFICIAL RECEIPT

BOOK 5914 PAGE 682

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein provided.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 22 day of July, 1982.

GRANTORS:

John W Eden
JOHN W. EDEN

Marie B. Eden
MARIE B. EDEN

H 0 1 0 3 0

IDENTIF. REFERENCE

JUL 23 2 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

GRANTEES:

Donald Edwin France
DONALD EDWIN FRANCE

Rebecca Dianne France
REBECCA DIANNE FRANCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, the within named John W. Eden and wife, Marie B. Eden, 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 Nashville, Tennessee, this 22 day of July, 1982.

Barrett B. Sutton
NOTARY PUBLIC

BARRETT B. SUTTON JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, the within named Donald Edwin France and wife, Rebecca Dianne France, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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Barrett B. Sutton Jr.
NOTARY PUBLIC

BARRETT B. SUTTON JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-21-85

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5914 PAGE 683

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52000.00- CO	
			135.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	141.70-
9583A	07/23/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 1 0 3 0

IDENTIF. REFERENCE

JUL 23 2 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 893070