30446

DEED OF EXCHANGE

BOOK 6375 PAGE 645

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Atty., 9000 E. Church St.,Brentwood, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $350,000.00

Ora W. Eads, Jr.
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1984.

Tom D. Coleman, Jr.
Notary Public

My commission expires:
April 17, 1988

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Ora W. Eads,Jr.etux	Security Federal	Map 104-08
P. O. Box 17523	4235 Hillsboro Road	Par. 324
Nashville, TN 37217	Nashville, TN 37215	22W-16445

Street Address of Property: 1605 16th Ave. S., Nashville, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Lyndall Roberts
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1984.

Tom D. Coleman
Notary Public

My commission expires:
April 17, 1988

3256 09/05 1742.60- CHECK
I 47911

IDENTIFICATION REFERENCE

SEP 6 12 25 PM '84

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Lyndal Roberts etux 622 Stahlman Bldg. Nashville, TN 37201	Fleet Mortgage Co. P. O. Box 542 Milwaukee, WI 53201	Map 74-12 Parcel 117 4D-31878

Street Address of Property: 211 Bonnalynn Dr., Hermitage, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Lyndal Roberts
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1984.

Jan D. Coleman
Notary Public

My commission expires:
April 12, 1988

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Lyndal Roberts etux 622 Stahlman Bldg. Nashville, TN 37201	Fleet Mortgage Co. P. O. Box 542 Milwaukee, WI 53201	Map 62-5 Parcel 52 3DZ-51672

Street Address of Property: 2337 Pennington Bend Road,
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00

Lyndal Roberts
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1984.

Jan D. Coleman
Notary Public

My commission expires:
April 12, 1988

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Lyndal Roberts etux 622 Stahlman Bldg. Nashville, TN 37201	Chemical Mort. Co. 101 E. Town Street Columbus, Ohio 43215	Map 162-6 Parcel 304 5DU-60103

Street Address of Property: 116 Valley Way, Antioch,TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Lyndal Roberts
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1984.

Jon D. Coleman
Notary Public

My commission expires:
April 17, 1988

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Lyndal Roberts etux 622 Stahlman Bldg. Nashville, TN 37201	Third National Mtg. P. O. Box 2628 Nashville, TN 37219	Map 162-3 Parcel 226 5DU-53102

Street Address of Property: 108 Panamint Dr., Antioch,TN 37013

THIS AGREEMENT made and entered into on this 31st day of August, 1984, by and between LYNDAL ROBERTS and wife, MARGARET ROBERTS, and ORA W. EADS, JR., and wife, ELEANOR L. EADS.

WITNESSETH:

WHEREAS, Lyndal Roberts and wife, Margaret Roberts, own certain rental residential property at 1605 16th Avenue, South, Nashville, Tennessee, and Ora W. Eads, Jr. and wife, Eleanor L. Eads, own four houses located as follows: 211 Bonnalynn Drive, Hermitage,Tennessee 37076; 2337 Pennington Bend Road, Nashville, Tennessee 37214; 116 Valley Way, Antioch, Tennessee 37013; and 108 Panamint Drive, Antioch, Tennessee 37013.

Lyndal Roberts and wife, Margaret Roberts, desire to exchange the aforementioned residential improved real estate located at 1605 16th Avenue, South, Nashville, Tennessee, for the said four residential improved real estate tracts located at 211 Bonnalynn Drive, Hermitage, Tennessee; 2337 Pennington Bend Road, Nashville, Tennessee; 116 Valley Way, Antioch, Tennessee; and 108 Panamint Drive, Antioch, Tennessee; and Lyndal Roberts and wife, Margaret Roberts will receive, in addition to the exchange of real estate, the sum of $220,963.65, to be paid in cash by Ora W. Eads, Jr. and wife, Eleanor L. Eads. Lyndal Roberts and wife, Margaret Roberts, will buy subject to the existing loans now on the Eads' four

houses.

All parties desire to make this transfer.

NOW, THEREFORE, the parties hereto enter into this Deed of Exchange for the purpose of exchanging such properties between them and agree:

1. LYNDAL ROBERTS and wife, MARGARET ROBERTS, for and in consideration of the conveyance to them of the premises hereinafter conveyed in Paragraph 2 hereof, and the sum of $220, 963.65, have bargained and sold, and by these presents hereby transfer and convey unto ORA W. EADS, JR. and wife, ELEANOR L. EADS, their heirs and assigns, a certain parcel of improved real estate being land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, 75 feet north of the southerly line of said Lot No. 54, being D. A. Rozetta and wife's northeast corner; thence with the westerly margin of said Avenue, northwardly 100 feet to J. A. Darnall's southeast corner; thence with said Darnall's southerly line, westwardly 152-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 100 feet to said Rozetta's northwest corner; thence with said Rozetta's northerly line, eastwardly 152-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Lyndal Roberts and wife, Margaret Roberts, by deed from Elizabeth D. Ratner as of record in Book 5052, page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements or restrictions of record and to all applicable local government planning, building, and zoning regulations, and any rights, title and interest the grantors have in an easement for ingress and egress along the southerly property line which the grantors and their predecessors in title have used for over sixty years.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Ora W. Eads, Jr. and wife, Eleanor L. Eads, their heirs and assigns forever. We, Lyndal Roberts and wife, Margaret Roberts, 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.

We further covenant and bind ourselves, our successors and representatives to warrant and forever defend the title to said real estate to the said Ora W. Eads, Jr. and wife, Eleanor L. Eads, their heirs and assigns, against the lawful claims of all persons.

2. ORA W. EADS, JR. and wife, ELEANOR L. EADS, in consideration of the conveyance to them of the premises heretofore conveyed in Paragraph 1 and in exchange therefor, have bargained and sold, and by these presents hereby transfer and convey unto LYNDAL ROBERTS and wife, MARGARET ROBERTS, their heirs and assigns, four parcels of land in Davidson County, Tennessee, more fully described as follows:

Map 74-12, Parcel 117, 4D-31878 - 211 Bonnalynn Dr.,

Hermitage, TN 37076:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Hermitage Hills, Section II, Revised, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot fronts 80 feet on the north side of Bonnalynn Drive and runs back between lines 145.6 feet on the east line and 147.7 feet on the west line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Ora W. Eads, Jr., a single person, by deed from Joseph E. Heckwolf and wife, Roberta E. Heckwolf, as of record in Book 5273, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust of record in Book 5184, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 3096, page 5, Register's Office of Davidson County, Tennessee, and restrictions contained in deed of record in Book 5273, page 395, said Register's Office and the Plan of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee, which shows a 40 foot building setback line from Bonnalynn Drive, a 10 foot easement for public utilities along the rear line.

Map 62-5, Parcel 52, 3D-51672 - 2337 Pennington Bend Road, Nashville, Tennessee 37214:

Land in Davidson County, Tennessee, being Lots Nos. 56, 57 and the 13.62 feet rear of Lot 58 on the Revised and unrecorded map of Riverview Subdivision made by Blanchard & Parrish, December, 1941, Davidson County, Tennessee, the same being more particularly described by a survey prepared by John Kohl, dated March 2, 1976, as follows:

Beginning at a point on the westerly margin of Pennington Bend Road, said point being 2959.1 feet, more or less, from McGavock Pike, thence 179.1 feet more or less on the southerly margin of said lot to a point, thence 104.2 feet, more or less, along the westerly margin of said lot to a point, thence 152.21 feet, more or less, along the northerly margin of said lot, thence 97.6 feet, more or less, along the easterly margin of said lot to the point of beginning.

Being the same property conveyed to Ora W. Eads, Jr. and wife, Fran S. Eads, by deed from Edwin F. Perkins and wife, Ruby E. Perkins, of record in Book 5006, page 779, Register's Office for Davidson County, Tennessee. Also being the same property conveyed by Frances Schell Eads to Ora W. Eads, Jr. in Book 5296, page 340, Register's Office for Davidson County, Tennessee. The parties having divorced and Frances Schell Eads being one and the same person as Fran S. Eads.

This conveyance is made subject to a Deed of Trust of record in Book 5006, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 2929, page 322, Register's Office for Davidson County, Tennesse, and the flowage easement granted United States of America by A. J. Link in connection with operation of Cheatham Lock and Dam Project C Tract No. F-1624-E by deed of record in Book 2200, page 507, Register's

Office for Davidson County, Tennessee.

Map 162-6, Parcel 304, 5D-60103 - 116 Valley Way, Antioch, TN:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Valley Green Subdivision, which is of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan specific reference is made for more complete description of metes and bounds.

Being the same property conveyed to Ora W. Eads, Jr. by deed from Judy (Thomas) Davis, a single person, of reord in Book 5093, page 760, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 4795, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 4622, page 277, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee which shows a 30 foot building setback line from Valley Way Drive and a 10 foot easement for public utilities along the rear line and a 5 foot easement for public utilities along the northerly line.

Map 162-2, Parcel 226 - 108 Panamint Drive, Antioch, TN 37013

Land in Davidson County, Tennessee, being Lot No. 57 on the Plat of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for said County.

Said Lot 57 fronts 75.32 feet on the East margin of Panamint Drive and extends back 103 feet on the North line, and 100.5 feet on the South line, to a line on the rear which is a broken line on which it measures 91.07 feet.

Being the same property conveyed to Ora W. Eads, Jr. by deed from James O. Alexander and wife, Eleanor J. Alexander of record in Book 5051, page 807, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ora W. Eads, Jr. by deed from Frances Schell Eads as of record in Book 5296, page 344, Register's Office for Davidson County, Tennessee, they having divorced.

This conveyance is made subject to a Deed of Trust of record in Book 4869, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 4564, page 724, Register's Office for Davidson County, Tennessee, and the plan of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee, which shows certain minimum building setback lines and easements.

This conveyance is made subject to easements or restrictions of record and to all applicable local government planning, building, and zoning regulations.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Lyndal Roberts and wife, Margaret Roberts, their heirs and assigns. We, Ora W. Eads, Jr., and wife, Eleanor L. Eads, 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 shown.

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

IN WITNESS WHEREOF, the parties have signed this instrument on the day and date first above written.

Lyndal Roberts
LYNDAL ROBERTS

Ora W. Eads, Jr.
ORA W. EADS, JR.

Margaret Roberts
MARGARET ROBERTS

Eleanor L. Eads
ELEANOR L. EADS

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 LYNDAL ROBERTS and wife, MARGARET ROBERTS, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Carole L. Clark
Notary Public

My commission expires: 7-21-85.

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 ORA W. EADS, JR. and wife, ELEANOR L. EADS, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

Carole L. Clark
Notary Public

My commission expires: 7-21-85.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6375 PAGE 652

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

685000.00- CAMT.
1521.00 CSTAX
.50 PRFEE
21.00 WDEED
CHECK 1542.50-
8256A09/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 9 1 1

IDENTIF. REFERENCE

SEP 6 12 26 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066847