THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ora W. Eads, Jr. et ux 16 Acadamy Place Nashville, Tennessee 37210	Same	93-11 170 13W-12532

WARRANTY DEED

6063 393 439

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard Wayne Goddard, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ora W. Eads, Jr. and wife, Eleanor L. Eads,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

BEING the easterly 79 feet of Lots Nos. 25 and 26 on the easterly 79 feet of the north half of Lot No. 24 in the Rutledge Addition to Nashville, a plan of which is of record in Book 21, page 73, Register's Office for Davidson County, Tennessee.

SAID property, which is a corner tract, ajoins and fronts together 125 feet on the westerly margin of Rutledge Street and fronts 79 feet on the southerly margin of Lea Avenue, formerly Highland Avenue, and extends back 79 feet on the southerly line and 125 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Richard Wayne Goddard by deed from Roy L. Goddard and wife, Evelyn A. Goddard, of record in Book 5676, page 903, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mrs. Elizabeth Tatum of record in Book 5235, page 155, Register's Office for Davidson County, Tennessee.

This is (~~un~~)improved property, known as 101 Lea Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of September, 1984.

Richard Wayne Goddard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 19 84, before me personally appeared Richard Wayne Goddard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5383 PAGE 431

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of September, 1984.

My Commission Expires: Nov 1, 1987

_____
Notary Public

NOTARY PUBLIC AT LARGE

1530 9

T.
IDENTIF. REFERENCE

Oct 1 1 17 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

RICHARD WAYNE GODDARD

to:

ORA W. EADS, JR. ET UX

dp

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6393 PAGE 432

FOR _____

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

117000.00- CAMT.
304.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 310.70-
4872A10/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 53309 I

IDENTIF. REFERENCE

OCT 1 1 17 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072981