Book 24

FORM P.O. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $14,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 85

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

BOOK 6484 PAGE 9

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. F. Eaves, Jr. et al (NAME)	Same (NAME)	Map 98-5
4507 Wilson Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 144
Signal Mountain, Tennessee 37377 (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, George Margrave and wife, Sharmin J. Margrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Margrave and wife, Marilee Margrave and F. F. Eaves, Jr. and wife, Fern V. Eaves, as tenants in common with a 1/2 undivided interest in Andrew Margrave and wife, Marilee Margrave and a 1/2 undivided interest in F. F. Eaves, Jr. and wife, Fern V. Eaves. 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. 44 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to George Margrave by deed from Robert J. Baltz, Jr., Trustee of record in Book 6207, page 611 (21.2 acres±) and by deed from Glendon C. Woodard and wife, Joyce D. Woodard of record in Book 6207, page 614 (3.5 acres±) Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 3814, page 592, page 3897, page 926 and as amended in Book 6207, page 609, and such easements and setback lines of record in Plat Book 5200, page 736, and Charter of the Hunter's Point Homeowners Association, Inc. of record in Book6256, page 294, said Register's Office.

Affidavit has been executed and parties will pro-rate 1985 taxes when information furnished by Trustee.

1800776

IDENTIF. REFERENCE

JAN 30 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK
This is unimproved (XX)
This is improved ( ) property, known as Lot 44, Hunter's Point Hermitage, TN 37076
(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 seised 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 29th day of January, 19 85

George Margrave

Sharmin J. Margrave

Sharmin J. Margrave

01/30 45.24-1

$00

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named George Margrave and Sharmin J. Margrave

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 24th day of January 19 85.

Commission expires 4/21/85

Jane N. Floyd
Notary Public

NOTARY PUBLIC AT LARGE

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

WARRANTY DEED

FROM
George Margrave and wife,

Sharmin J. Margrave

TO

Andrew Margrave and wife, Marilee Margrav
F. F. Eaves, Jr. and wife, Fern V. Eaves

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6484 PAGE 11

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
			14900.00- CAMT.	
			38.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.24-
7600A01/30/85			BAL -	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:8:0 0 7: 6:

IDENTIF. REFERENCE

JAN 30 12 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105108