WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

Mail

1.9.0.5.2.2 T.E.

IDENTIF. REFERENCE

MAR 20 12 32 PM '85

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

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The actual Consideration or Value whichever is greater for this transfer is $72,250.00.

Willie S Kephart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 1985.

J. K. Woodard
Notary Public

My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. & Mrs. Willie S. Kephart	Same	69
340 Ewing Dr.		Par 279 a/e
Nashville, Tenn. 37207		

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, WILLIAM H. EDEN and wife, DOROTHY L. EDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIE S. KEPHART and wife, EVELYN KEPHART

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. 1 on Eden Estates, the plat of which is of record in Book 4060, Page 44, Davidson County Register's Office. Said Lot No. 1 being described from said Plat as follows: BEGINNING on a point in the Southerly margin of Ewing Drive; thence with said Ewing Drive 75 deg. 30 min. East 76.2 feet to a point; thence South 7 deg. 46 min. West 419.1 feet to a point; thence North 84 deg. 04 min. West 153.5 feet to a point; thence North 19 deg. 08 min. East 436.1 feet to the point of beginning; congaining 1.12 acres, more or less.

BEING a part of the property conveyed to WILLIAM H. EDEN and wife, DOROTHY L. EDEN by Deed from W. N. Tune, D.B. Lane and W.C. Tune, Jr. of record in Book 4126, page 661, Register's Office for Davidson County, TN.

THE GRANTORS do hereby reserve the right to the exclusive use of the three out-buildings located upon said property and the right to come upon said propety to use said out-buildings until such time as the indebtedness owed by the GRANTEES to GRANTORS for part of the purchase money and secured by a Deed of Trust on said property being recorded simultaneously herewith is paid in full, or until the death of the GRANTOR, WILLIAM H. EDEN, whichever comes first.

CHECK

This is ( )unimproved property known as 340 Ewing Dr. Nashville, Tenn.
(-)improved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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

320 194.

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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 hands this 18th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William H. Eden — Dorothy L. Eden

WILLIAM H. EDEN — DOROTHY L. EDEN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. EDEN and wife, DOROTHY L. EDEN the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 18th day of March, 1985.

J. Kirk

NOTARY PUBLIC

My Commission Expires: Jan 25 1988

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the _____ of the _____, the within named bargainor, a corporation and that _____ as such _____, 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 _____.

WITNESS my hand and seal at office at _____, Tennessee, on this the _____ day of _____, 198____.

NOTARY PUBLIC

My Commission Expires: _____

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

RECEIVED OF _____

FOR _____

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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

72250.00- CAMT.
187.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 194.22-
0452A03/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 0 5 2 2

IDENTIF. REFERENCE

MAR 20 12 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117587