Return to: BOX 1 --

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1985.

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

BOOK 6539 PAGE 357

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
Bill & D'Ann N. Tedder	Same	Map 108-3-A
dba Eagle Construction Company (NAME)	(NAME)	29 and 30
421 Ash Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Murfreesboro, TN 37130 (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, Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Tedder and wife, D'Ann N. Tedder dba Eagle Construction Company

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:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 1, Unit Nos. 29 and 30 in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase I, Sections One and Two, Patio Villa as recorded in Plat Book 5200, page 458, said Register's Office.

BEING the same property conveyed to Harold Reeves, Trustee by deed from TennReal Inc. of record in Book 6272, page 667, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa, of record in Book6014, page 978, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Lot 1, Units 29 and 30, Phase I, Section One and Two, Patio Villa
(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 seized 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 my hand this 16th day of April, 1985

Harold Reeves Trustee

Harold Reeves

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Harold Reeves, Trustee and Harold Reeves, individually

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 1985

Commission expires 4/21/85

Gene N. Tibbs
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
Harold Reeves, Trustee

TO
Bill Tedder and wife,
D'Ann N. Tedder
dba Eagle Construction Company

[redacted]

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

I 9 8 7 6 4

IDENTIF. REFERENCE

APR 23 12 07 PM '85

FEES & TAXES REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6539 PAGE 359

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

13000.00- CAMT.
33.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.30-
0686A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19876

IDENTIF. REFERENCE

APR 23 12 08 PM 1985

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 127555