File Box 34

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34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

95,000.00 Robert W. Eggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

Mortgagee:
Third National Bank
4th & Church Streets
Nashville, TN 37248

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Eggers (NAME)	Same (NAME)	MAP 62-1
2441 Pennington Bend Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 29&28
Nashville, TN 37214 (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, Katherine Pearce, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Eggers and wife, Julia K. Eggers

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. 105 on the Map of River View Subdivision, as of record in Book 547, pages 93, 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 50 feet, more or less, on the westerly side of Riverview Avenue, as now widened, and runs back 160 feet, more or less, on the northerly line and 161 feet, more or less, on the southerly line to low water mark on the Cumberland River, measuring 50 feet thereon.

BEING Lots Nos. 106 and 107 on the Map of River View Subdivision, as of record in Book 547, pages 93, 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 106 and 107 front together 100 feet, more or less, on the westerly side of Riverview Avenue, as now widened, and run back 160 feet, more or less, on the southerly line and 158 feet, more or less, on the northerly line to low water mark on Cumberland River, measuring 100 feet, more or less, thereon.

BEING the same property conveyed to Claude T. Pearce and wife, Katherine Pearc by deeds from A. J. Linx and wife, Lola Linx, of record in Book 1320, page 299 and Book 1390, page 140, Register's Office for Davidson County, Tennessee. The said Claude T. Pearce having since died.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2441 Pennington Bend Road, Nashville, TN 37214
(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 15th day of June, 19 87

Katherine Pearce
Katherine Pearce

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Pearce

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 19 87.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }
}

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
Katherine Pearce

TO
Robert W. Eggers
Julia K. Eggers

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RECEIVED FOR REGISTRATION
JUN 17 12 55 PM '87
DAVIDSON COUNTY, TN.

3 7 3 3 9

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

9508F .00- CASH
266.00 CHAR
.50 PRFEE
6.00 ADD'L
CHECK 272.50-
0378A06/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7 3 6 9

IDENTIFI REFEREND

JUN 17 12 56 PM

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 94653