FILE #6880
FILE BOX 38

BOOK 7564 PAGE 96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Affiant

Subscribed and Sworn to before me on this the 31st day of May, 1988.

Notary Public

My Commission Expires: 1-10-91

3 7 0 1 5

TENNESSEE

Jun 6 2 00 PM '88

FELIX Z. REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford, One Burton Hills Blvd., Suite 220, Nashville, TN 37215

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel #**
Joe C. Eades, Jr. and wife,	Same	7DA-21962
Vernon W. Eades		117-6-A
2932 Wellesley Trace		13
Unit 10-B		
Nashville, Tennessee 37215		

WARRANTY DEED

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, **JUDY CAHILL PELHAM**, unmarried, HEREINAFTER CALLED THE **GRANTOR**, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOE C. EADES, JR.** and wife, **VERNON W. EADES**, HEREINAFTER CALLED THE **GRANTEES**, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Unit No. 10B on the Plan of Wellesley Trace, Section 3, Lot 10, as of record in
*315 Book 5210, Page *~~156~~ 315, and amended in Book 5210, Page 315, Register's Office for said County, to which plat reference is hereby made for a more particular description of said lot.

BEING part of the same property conveyed to Dudley Warner and Associates, Inc., by deed from Dudley Warner and wife, Beth G. Warner, of record in Book 5655, Page 834, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Judy Cahill Pelham, an unmarried person by deed from Dudley Warner & Associates,

Inc. of record in Book 5742, Page 749, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all conditions and restrictions of the Master Deed and By-Laws as recorded in Book 5054, Page 633, Book 5054, Page 649, and amended in Book 5640, * and Book 5631, Page 194 Page 75; Register's Office for Davidson County, Tennessee.

This property is commonly known as 2932 Wellesley Trace, Unit 10-B, Nashville, Tennessee 37215

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 successors and assigns, forever; and we 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 defend the title to the said land to the said **GRANTEES**, their successors and assigns, against the lawful claim 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 the 31st day of May, 1988.

Judy Cahill Pelham
JUDY CAHILL PELHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JUDY CAHILL PELHAM,*** with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

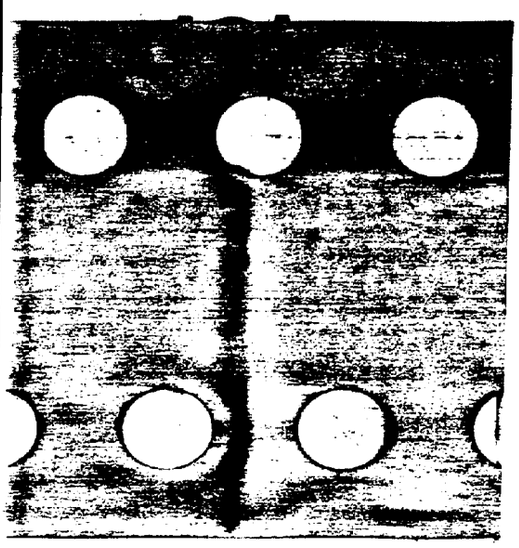
WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1988.

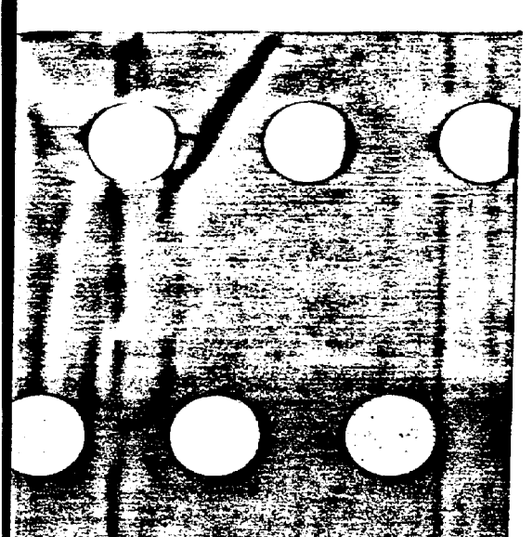
*unmarried

NOTARY PUBLIC

My Commission Expires:
1/10/89

RETURN TO:
FILE BOX 38





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7564 PAGE 98

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7:0 1:5:

IDENTIFICATION REFERENCE

JUN 6 2 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	150000.00
CON TX	420.00
PRFEE	0.50
WDEED	6.00
TOTAL	426.50
CHECK	426.50

06/06/88 01 14:00 0001 192

No. 98805