WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Walter A. Jakes, hereinafter referred to as the "Grantee," and other good and valuable considerations, receipt of which is hereby acknowledged, I, Ellis P. Jakes, hereinafter referred to as the "Grantor," have bargained and sold, and by these presents do transfer and convey unto the said Grantee, his heirs and assigns, a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at a point in the northwest corner of the tract of land conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker and husband, of record in Book 3220, page 93, Register's Office for Davidson County, Tennessee; thence bearing south 3° 30' west 250 feet to a point; thence north 78° 43' east 250 feet to a point; thence north 3° 30' east 250 feet to a point in the northerly line of the Jakes property as shown on the survey of John M. Sullivan dated September 20, 1963; thence south 78° 43' west 250 feet to the point of beginning, being a part of the same property conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker and husband, of record in Book 3220, page 93, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 8 day of May, 1964.

Ellis P Jakes
Ellis P. Jakes

