BK 3769

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- ---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by Jerry Howard Eakes, et ux, Mary Sue Eakes, and other good and valuable considerations, the receipt of which is hereby acknowledged.

DOBSON & JOHNSON, INC., a Tennessee corporation *have bargained and sold, and by these presents do transfer and convey unto the said* Jerry Howard Eakes, et ux, Mary Sue Eakes *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Fairlane Park, Section III, as of record in book 2331, page 145 and 146, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Cypress Drive at the corner of lots nos. 247 and 248; thence with the line between said lots, westerly 170.3 feet to a point; thence northerly 114 feet to the south margin of Fairlane Drive; thence with the margin of the same, easterly 148.7 feet to the beginning of a curve; thence around said curve, southeasterly 40.3 feet to the west margin of Cypress Drive; thence with the margin of the same, southerly 85 feet to the point of beginning.

Being the same real property conveyed to Dobson & Johnson, Inc., a Tennessee corporation, by deed from Jon H. Mitchell and wife, dated March 27, 1964, filed April 6, 1964, and recorded in book 3706, page 595, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Howard Eakes, et ux, Mary Sue Eakes *their heirs and assigns, forever.*

And it does *do covenant with the said* Jerry Howard Eakes, et ux, Mary Sue Eakes *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And DOBSON & JOHNSON, INC., a Tennessee corporation *do further covenant and bind* itself, its/ ~~heirs~~ successors *and representatives, to warrant and forever defend the title to the said land to the said* Jerry Howard Eakes, et ux, Mary Sue Eakes *their heirs and assigns against the lawful claims of all persons, whomsoever. Witness* its *hand this* 19th *day of* June, *1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOBSON & JOHNSON, INC.

By: Walter W. Johnson
Executive Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

..... *the within named bargainor* , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ..... *19* ....

Notary Public

Commission expires .....

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