This instrument was prepared by
BEAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 183889

BOOK 3952 PAGE 392
BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
072 10 189	Mr.&Mrs. Frank Drake 1126 East Delmas Avenue Nashville, Tennessee	Community Federal Savings & Loan Assn. 2430 Jefferson Street Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DA-3135	1126 East Delmas Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

PAULINE KIRKPATRICK ECKHARDT,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK DRAKE and wife, ANNIE LEE DRAKE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 and the easterly half of Lot No. 28 in Eastmoor Place, a Subdivision by B. R. Kennedy of part of Lots Nos. 3 and 4 and all of Lot No. 5 in the Division of Mrs. Lucinda Litton's Land, as of record in Book 547, pages 177 and 178.

Said Lot No. 27 fronts 55 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Said part of Lot No. 28 fronts 30 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Being the same property conveyed to Pauline Kirkpatrick Eckhardt, for her sole and separate use, by deed from Beulah Shaw Davis, formerly Boyd, as of record in Book 2597, page 619.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of October, 1965.

Pauline Kirkpatrick Eckhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3952 PAGE 393

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Pauline Kirkpatrick Eckhardt,

the bargainor(s), 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, the 26th day of October, 1965.

My commission expires: July 27, 1969

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

13,500

WARRANTY DEED
REF:cf

FROM
PAULINE KIRKPATRICK ECKHARDT,

TO
FRANK DRAKE and wife,

Medlin Realty Company

04198

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 29 2 27 PM '65

NOTED FOR 112 PAGE 274
RECORDING FEE 3.00

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

PAID OCT 29 1965
DAVIDSON COUNTY, TENN.
COUNTY REGISTER
R. E. WORKSALL

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 3.25
OCT 29 1965