WARRANTY DEED

BOOK 4213 PAGE 514

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Rakes	Troy Rakes	13D-44035
(NAME:) P. O. Box 23	(NAME:) 3006 Hydes Ferry Pike	
(STREET ADDRESS OR ROUTE NUMBER) Millard, Nebraska (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) Nashville, Tenn. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Ten ($10.00) and no/100 - *DOLLARS*

cash in hand paid by James P. Rakes and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, C. B. Oglesby, an unmarried man

have bargained and sold, and by these presents do transfer and convey unto the said James P. Rakes his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract of land in the 13th Civil District of said County and State, being lots Nos. 7, 8 and 9 on the unrecorded plan of C. B. Oglesby Subdivision, described according to a survey made by Carl Jackson, Surveyor, dated March 30th 1948 as follows:

Beginning on the southerly margin of the Tennessee Central Railroad right-of-way at the northeasterly corner of the property owned by Carl Patterson, of record in book 2652, page 611, Register's Office for said County; thence with the southerly margin of Tennessee Central Railroad right-of-way, easterly 142.6 feet, the easterly and westerly lines runs back southerly between parallel lines to the low water mark of the Cumberland River.

Being part of the property conveyed to C. B. Oglesby by deeds from Mrs. C. E. Grissim and husband, of record in book 1585, page 149, by Mrs. C. F. Thomas, etal of record in book 1848, page 37, by Ernest H. Oglesby, etal of record in book 1853, page 128, said Register's Office.

This conveyance is made subject to a flowage easement vested in the United States of America (Tract 740-E) by decree, a certified copy of which is of record in book 2155, page 301, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Rakes his *heirs and assigns, forever.*

And I *do covenant with the said* James P. Rakes *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the year of 1968, which are prorated and assumed by grantee.

And I, C. B. Oglesby *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James P. Rakes his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21 *day of* February, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C B Oglesby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 641.00

Affiant

Subscribed and sworn to before me, this the 21 day of February 19 68

Notary Public

My Commission Expires 8-10-69

(Affix Seal)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James F Duncan Jr. *, a Notary Public in and for said County and State,* C. B. Oglesby

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

Witness my hand and official seal at Nashville *Tennessee. this* 21 *day of* February *, 19* 68

James F Duncan Jr *Notary Public*

Commission expires 2-5-69

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contcined, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE TAX $ 1.50
PROBATE
TOTAL $ 2.00

FEB 21 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

C. B. Oglesby

TO

James P. Rakes,

06577

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 21 12 00 PM '68

NOTE [illegible] 118 PAGE 301

RECORDING FEE $ 3.00

DEP. REG. 4

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail
Rev Rakes Co
[illegible] Blg Nash Tenn.