WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD E. EAKER (NAME)	EMIGRANT INDUSTRIAL SAVINGS BANK (NAME)	Map 74-16
7001 PLANTATION DR. (STREET ADDRESS OR ROUTE NUMBER)	51 CHAMBERS ST. (STREET ADDRESS)	Par. 176
HERMITAGE, TENN 37076 (CITY) (P. O. ZONE) (STATE)	NEW YORK, N.Y. 10008 (CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of TEN AND NO/100----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3878, page 221, Register's Office for Davidson County, Tennessee

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

W, Joe Raymond Nichols and wife, Mildred Louise Nichols, *have bargained and sold, and by these presents do transfer and convey unto the said* Edward E. Eaker and wife, Sue Lillian Eaker, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 974 on the Map of Hermitage Hills Subdivision, Section 11, as of record in Book 3600, page 30, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Plantation Drive, said point being the southwestern corner of Lot No. 975 and the northwestern corner of Lot No. 974; thence in an easterly direction 167.44 feet to a point being a common corner of Lots 975, 974 and 973; thence in a southerly direction 127.53 feet to a point in the northerly margin of Bonnacreek Drive being the common southerly corner of Lots 974 and 973; thence along the northerly margin of Bonnacreek Drive 52.59 feet to a concrete marker; thence along the northerly margin of Bonnacreek Drive 53.14 feet to a concrete marker; thence around a curve at the intersection of Bonnacreek Drive and Plantation Drive. Said curve having a radius of 25.0 feet and alength of 39.53 feet to a concrete marker in the easterly margin of Plantation Drive, thence along the easterly margin of Plantation Drive, 84.71 feet to the point of beginning.

Being the same property conveyed to Joe Raymond Nichols and wife, Mildred Louise Nichols, by deed from Edward E. Eaker, Single, and John F. Newby Jr., and wife, Lois Ethel Newby, of record in Book 4098, page 879, said Register's Office.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,985.03

Subscribed and sworn to before me, this the 29th day of July 1968

Edward E. Eaker
Affiant

Notary Public

My commission expires: 11-6-71

(Affix Seal)

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unimproved ( ) This is improved (X) property, known as 7001 Plantation Dr. Hermitage, Tenn 37076
(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 Edward E. Eaker and wife, Sue Lillian Eaker, their *heirs and assigns, forever.*

And we *do covenant with the said* Edward E. Eaker and wife, Sue Lillian Eaker, *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,* except as noted above.

And We, Joe Raymond Nichols and wife, Mildred Louise Nichols *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edward E. Eaker and wife, Sue Lillian Eaker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 20 *day of* June, *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.*

Joe Raymond Nichols

Mildred Louise Nichols

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert E. Eachheart, *a Notary Public in and for said County and State, the within named* Joe Raymond Nichols and wife, Mildred Louise Nichols

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

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* June, *19* 68.

Robert E. Eachheart, *Notary Public.*

Commission Expires 11-6-71

STATE OF
COUNTY OF

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

the 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....., *this*.....
day of....., *19* .....

....., *Notary Public.*

Commission Expires.....

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 contained, 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.....

JUL 30 68 CONV 18,985.03
JUL 30 68 S TAX A* 49.40
JUL 30 68 PRFEE A* .50
JUL 30 68 MDEED A* 4.50 * 54.40

FEE 54.40 JUL 30 3 08 PM '68
REGISTER'S OFFICE
REFERENCE
07007