This instrument was prepared by JOHN G. DOAK, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 4304 PAGE 175

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LUTHER H. EAKES and wife (NAME)	(NAME) Same	Map 75-13
332 JACKSONIAN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 225
HERMITAGE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by LUTHER H. EAKES and wife, JANE B. EAKES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, ROBERT N. BRYSON and wife, BILLY N. BRYSON

have this day bargained and sold, and do hereby transfer and convey unto the said LUTHER H. EAKES and wife, JANE B. EAKES, their ~~XXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being in the Fourth Civil District of said County and lying immediately east of Lot No. 1 on the Plan of Hermitage Hills, Section One, as of record in Book 2900, page 49, Register's Office for said County and described as follows: BEGINNING at an iron pin in the southerly margin of Jacksonian Drive at the northwest corner of the property conveyed to The American Oil Company by deed from Miller G.Kimbrough, Trustee, of record in Book 3135, page 55, said Register's Office; thence with the west line of said American Oil Company's land South 31° 50' west 241.4 feet to an iron pin, the southwest corner of said Oil Company's land; thence north 42° West 62.48 feet to a point,the southeast corner of Lot No. 1 on the Plan of the said Hermitage Hills, Section One(supra); thence with the easterly line of said Lot No. 1, North 31° 50' East 224.0 feet to a concrete monument in the southerly margin of Jacksonian Drive, the northeast corner of Lot No. 1 and passing a witness pin at 12 feet; thence with said margin of said Drive South 58° 10' East 60.0 feet to the point of the beginning. Being also the west 60 feet of a tract marked "For Future Development" on said Plan of Hermitage Hills, Section One supra.
BEING the same property conveyed to Robert N. Bryson and wife, Billy N. Bryson by deed from Miller G. Kimbrough, Trustee, as of record in Book 3861, page 390, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 15th day of January 1969

Luther H Eakes
Affiant

My commission expires: 2nd July 1969 (Affix Seal)

J C J Doak
Notary Public

This is unimproved ( ) improved ( ) property, known as 332 (House Number) JACKSONIAN DRIVE (Street) P. O. Address: HERMITAGE (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said LUTHER H. EAKES and wife, JANE B. EAKES, their ~~XXXXX~~, *heirs and assigns forever.* We covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for current taxes.

We do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LUTHER H. EAKES and wife, JANE B. EAKES, their ~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S *this* 15th *day of* January, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert N. Bryson
ROBERT N. BRYSON

Billy N. Bryson
BILLY N. BRYSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State,* ROBERT N. BRYSON and wife, BILLY N. BRYSON

the within named 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* 17 *day of* January, *19* 69.

Commission expires 22 July 1969

Jack H. Drake
Notary Public

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 .....

WARRANTY DEED

FROM
ROBERT N. BRYSON and wife, BILLY N. BRYSON

TO
LUTHER H. EAKES and wife, JANE B. EAKES

Mr. & Mrs. Luther H. Eakes
P.O. Box 2407
Nashville, Tenn.
37214

A 27820

IDENTIF. REFERENCE

JAN 22 1 26 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 22 69	CONV	32,500.00			
JAN 22 69	S'TAX		B*	81.50	
JAN 22 69	GRNTEE		B*	.50	
JAN 22 69	W'DEED		B*	3.00	* 88.00

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