BOOK 4398 PAGE 591

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. H. Blackwell (NAME:)	(NAME:)	Map. 149
Una Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. 13
Rt 3 Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Phillips Saindon (Comp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Lennis Waldran, Executrix under the will of James Everett Gwyn, / *have bargained and sold, and by these presents do transfer and convey unto the said* Ronald Eugene Eakes and wife, Marian G. Eakes, and Willie M. Cardin and wife, Dorothy M. Cardin, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey made by C. K. McLemore, surveyor, dated 11-11-65, described as follows:

Beginning at an iron pin in the northwesterly corner of the property conveyed to Bobby J. Stanley and wife, of record in Book 4208, page 140, Register's Office for Davidson County, Tennessee; thence north 4° east 487 feet to a Railroad spike in the center of Una-Antioch Road; thence with the center of said road south 29° east 78.8 feet; thence south 30° east 100 feet; thence south 34° east 100 feet; thence south 34° east 224.9 feet; thence south 46° west 53.3 feet to a corner post; thence north 74° west 211.2 feet to the point of beginning containing 1.89 acres more or less.

Being a portion of the same property conveyed to James Everett Gwyn and wife, Blanche Shumate Gwyn by two deeds, one of record in Book 2638, page 233, from Mrs. Edna Shumate Price, et al, and the other of record in Book 2638, page 239, from Edna L. Waldran, both in the Register's Office for Davidson County, Tennessee. Blanche Shumate Gwyn, who is now deceased, predeceased James Everett Gwyn, who is now deceased. Miss Lennis Waldran is Executrix of James Everett Gwyn's will, as of record in Will Book 95, page 182, Probate Court, Davidson County, Tennessee, and being Rule No. 53802.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the _____ day of _____, 19__

Affiant

My commission expires _____ (Affix Seal)

Notary Public

unimproved ( )
This is 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 Ronald Eugene Eakes and wife, Marian G. Eakes, and Willie M. Cardin and wife, Dorothy M. Cardin, their *heirs and assigns, forever.*

And I *do covenant with the said* Ronald Eugene Eakes and wife, Marian G. Eakes, and Willie M. Cardin and wife, Dorothy M. Cardin, *that* I, as Executrix, am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Lennis Waldran, as Executrix under the will of James Everett Gwyn *do further covenant and bind* myself as Executrix, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Ronald Eugene Eakes and wife, Marian G. Eakes, and Willie M. Cardin and wife, Dorothy M. Cardin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* February, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lennis Waldran, Executrix under the
Will of James Everett Gwyn, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James F. Kirkman, a Notary Public in and for said County and State, the within named Lennis Waldran,

the bargainor, with whom I am personally acquainted, and who acknowledged that she, as Executrix under the will of James Everett Gwyn, deceased, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1970.

James F. Kirkman, Notary Public.
at Large

Commission Expires January 17, 1972

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.....

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WARRANTY DEED

FROM

LENNIS WALDRAN, Executrix under the will of James Everett Gwyn, Deceased

TO

RONALD EUGENE EAKES, ET UX, ET AL

A 6 8 9 6 2

IDENTIF. REFERENCE

FEB 18 1 59 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 18 RECEIVED *9,500.00 B* 28.80 * 31.20

Feb. 18 70 C o 9500 00

Feb 18 70 ST 34 75 .50

Feb 18 70 07 6.00

Feb. 18 70 WD 31.20

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON