BOOK 4755 PAGE 41

Prepared by: David Isaacs, Atty
Statement Bills To: Same

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellis P Jakes	Same	
(NAME)	(NAME)	21
6089 Clarksville Highway		189 pt
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton Tennessee 37080		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ...Fifteen Thousand Five Hundred and 00/100.... ($15,500.00) ....Dollars,

cash in hand paid by Ellis P. Jakes, receipt of which is hereby acknowledged and pursuant to an order of the Probate Court of Davidson County, Tennessee, of record in Minute Book 228, page 434 of said Court.

I, T. B. Foster, Trustee under the will of O. W. Foster, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said ....Ellis P. Jakes, his

.....

..... heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of the land of O. W. Foster, deceased, by Hickerson, Adams & Johnson, Engineers, dated April 29, 1963, revised April 21, 1964, and being designated Tract A and described as follows:

Beginning at the southeast intersection of Old Clarksville Highway and Eaton Creek Road; thence along the south margin of Old Clarksville Highway, south 74° 51' east 50 feet to the northwest corner of a 1-acre tract known as American Legion, Post No. 147; thence with the line of said 1-acre tract, as follows: South 1° 23' west 210 feet; south 74° 51' east 210 feet; north 1° 23' east 210 feet to the south margin of Old Clarksville Highway; thence with the margin of the same, south 74° 51' east 288.2 feet to a point in a fence line of the Pruitt property; thence along Pruitt's westerly line, south 2° 14' west 932 feet to a point in J. C. Midgett's property; thence with Midgett's line, north 88° 12' west 516.9 feet to the easterly margin of Eaton Creek Road; thence with the margin of the same, north 1° 23' east 1054 feet to the point of beginning, containing 10.8 acres, more or less.

Said property was devised to T. B. Foster, Trustee, under the will of O. W. Foster, deceased, of record in Will Book 75, page 411, County Court for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 10th day of October, 1973

Affiant T. B. Foster Trustee

My commission expires 10-28-74 (Affix Seal)

Notary Public Annie M. Isaacs

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

.....Ellis P. Jakes, his.....

..... (successors), heirs and assigns forever. I covenant that I am 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 taxes for the year 1973 which have been prorated and assumed by the buyer and easement of record in Book 1380 page 48 RODC

.....further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said .....Ellis P. Jakes, his.....

..... (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 10th day of October, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

T. B. Foster Trustee

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned T. B. Foster, Trustee *a Notary Public in and for said County and State,*

the within named 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 Nashville, *Tennessee, this* 10th *day of* October, *19* 73.

Anna M. [illegible] *Notary Public*

Commission expires Oct 28, 1974

NOTARY PUBLIC, DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES OCTOBER 28, 1974

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 .....

OCT 12	CONV	15,500.00			
OCT 12	STAX		A*	40.30	
OCT 12	PB FEE		A*	.50	
OCT 12	W DEED		A*	4.00	* 44.80

WARRANTY DEED

FROM
T. B. Foster, Trustee
TO
Ellis P. Jakes

C 27558

IDENTIF. REFERENCE

OCT 12 10 19 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE