THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY, NASHVILLE, TENNESSEE

# WARRANTY DEED

BOOK 5037 PAGE 457

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| SAMUEL LEE BROWN ET UX | SECURITY FEDERAL SAVINGS & LOAN | 21 |
| (NAME) | (NAME) | |
| LOT #5 EATON'S CREEK ROAD | 2700 FRANKLIN ROAD | 252 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| NASHVILLE, TENNESSEE | NASHVILLE, TENNESSEE 37204 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

TA

*FOR AND IN CONSIDERATION of the sum of* ($10.00)

TEN AND NO/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantees herein, receipt of which is hereby acknowledged,

Ellis P. Jakes, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Samuel Lee Brown and wife, Beverly G. Brown, their

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 5 of O. W. Foster Subdivision, Section II, as of record in Book 4860, page 86, Register's Office for said County.

Said Lot No. 5 fronts 110 feet on the easterly margin of Eaton's Creek Road and extends back between parallel lines 396 feet to a line in the rear on which it measures 110 feet.

Being part of the same property conveyed to Ellis P. Jakes by deed from T. B. Foster, Trustee, of record in Book 4755, page 41, 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 $ 5,500.00

Subscribed and sworn to before me, this the 16th day of June, 19 76

Affiant: Samuel Lee Brown

My commission expires: Feb. 10, 1980 (Affix Seal)

Notary Public: Wanda Fults

This is unimproved / improved property, known as Eaton's Creek Road (House Number) (Street) Joelton, Tennessee 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*

Samuel Lee Brown and wife, Beverly G. Brown, their *(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 the 1976 taxes which have been prorated and assumed by the grantees herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Samuel Lee Brown and wife, Beverly G. Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 16th *day of* June, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ellis P. Jakes

BOOK 5037 PAGE 458

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wanda Fults, a Notary Public in and for said County and State, Ellis P. Jakes

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 Tennessee, this 16th day of June, 19 76.

Wanda Fults Notary Public

Commission expires February 10, 1980

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.....

JUN 21 76 CONV *5,500.00
JUN 21 76 S'TAX B* 14.30
JUN 21 76 PR'FEE B* .50
JUN 21 76 W'DEED B* 4.00 * 18.80

**WARRANTY DEED**

FROM
Ellis P. Jakes XXXXX
TO
Samuel Lee Brown et ux

D 54755

Mail rec
T

IDENTIF. REFERENCE

JUN 21 2 11 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238