*** WARRANTY DEED *** BOOK 5137 PAGE 160

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Wilkes, et ux (NAME:)	same (NAME:)	Map- 38
5232 Eaton Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel- 108
Nashville TN 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in the consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

MARGARET REDMOND

hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto

DONALD W. WILKES and wife, NANCY G. WILKES

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being situated in the 13th and 14th Civil Districts of said County, as follows:

Beginning at a point in the center of Old Hickory Boulevard, north 88° 30' west 16 feet from the southeast corner of the property conveyed to L. L. Brent and wife, by deed from W. H. Burgess and wife, of record in Book 565, page 334, Register's Office for said County; thence, south 21° east 1180 feet, more or less, to the center of Eaton Creek Road; thence, with the center of said Road, south 88° 50' east 127 feet, south 77° 30' east 85.9 feet, south 59° 50' east 126.5 feet and south 34° 10' east 124 feet to a point in the northern boundary line of the property conveyed to Tom P. Smith and wife, by deed from Ed W. Upchurch and wife, of record in Book 1579, page 162, said Register's Office; thence with Smith's line, north 25° east 248 feet to a stake, north 48° east 420 feet to a 5-inch redbud tree, north 87° 20' east 76.5 feet to an old elm stump, north 59° east 141.5 feet to a 12-inch walnut tree and north 52° east 60 feet to a 14-inch walnut tree, Smith's northeast corner; thence, north 35° 15' east 200 feet to a R.R.spike; thence, north 1° 45' east 565 feet to a black oak, the southeast corner of a 2-acre tract of land conveyed to C. T. Tinin and wife, by deed from W. H. Burgess and wife, of record in Book 611, page 4, said Register's Office; thence, with their line, north 88.25° west 66 feet, north 60° west 174.9 feet to a stake and north 1.75° east 409.2 feet to the center of a public road; thence, with the center of said road, north, 52.5° west 33 feet and north 29.5° west 229.35 feet to the northeast corner of said Brent property; thence, with the eastern boundary line of said Brent property, south16° west 1,138.5 feet to the central intersection of two hollows, Brent's southeast corner; thence, with Brent's southern boundary line, north 74° west 132 feet to a stake, north 50° west 330 feet to a stake and north 74° west 303.6 feet to Brent's southwest corner; thence north 88.5° west 16 feet to the beginning.

Being all the same property conveyed to Margaret Redmond by deed from Mary Peach Higgins and Florine P. Holt by deed of record in Book 4917, page 676, Register's Office for Davidson County, Tennessee and by will of Tolvert F. Peach of record in Will Book 100, page 36, Probate Court for Davidson County, Tennessee.

This is IMPROVED property known as: 5232 Eaton Creek Road, Nashville, Tn. 37218

THIS CONVEYANCE IS SUBJECT TO:

1. Right of way of Old Hickory Boulevard and Eaton Creek Road, and an unnamed public road along the boundary line of said property, in which said premises lie within the rights of way of said roads.

2. Rights of flow of any creeks or brances on, over, or across subject property.

3. By reason of establishment of the southerly line of premises according to a survey made by Dickerson-Miller, Engineers-Surveyors, dated February 26, 1955, extending by calls and distance in a northeasterly direction to the northeast corner of the property conveyed to Tom P. Smith by deed of record in Book 1579, page 162, said Register's Office there is included in the description of the pre mises as herein contained a small triangular parcel not covered by recorded

conveyance which is described as follows:

Beginning at a 15-inch walnut tree at the northwest corner of the property conveyed to Tom P. Smith by deed of record in Book 1579, page 162, said Register's Office; thence, north 35° 15' west 200 feet to the easterly boundary line of the property conveyed to J. D. Newell and wife, by deed of record in Book 1260, page 394 aid Register's Office; thence, with said line south 1° 45' west 253 feet, more or less, to the northern boundary line of said Smith property; thence, with the northern boundary line of said Smith property north 59° east 91 feet, more or less, to a 12-inch walnut tree and north 52° east 60 feet to the beginning,

all liability as to this parcel and the boundaries thereof is expressly excepted and by deed to J. D. Newell and wife, of record in Book 1260, page 394, said Register's Office an exception as to covenants and warranties as follows:

"That we make no covenant of warranty whatsoever as to the correctness of the description herein above set forth, or as to boundaries, boundary lines disputed or acreage or states of fact shown by any survey or surveys now or hereafter made, and it is nutually understood that the above covenants and warranties do not embrace such item and that in no event whatsoever am I to be liable or hold responsible therefor"

4. 1977 property taxes which have been prorated this date and the Grantees assume in full.

5. Possession of the above described property is to be given to the said Grantees 30 days from the date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself my,heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of April, 1977

Margaret Redmond
Margaret Redmond

APR 18 2 11 PM '77
REGISTER'S OFFICE REFERENCE
D9933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Margaret Redmond, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 1977.

my commission expires: 1/19/81

Marbut Glenn Gaston, Jr.
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration whichever is greater for this transfer is $28,950.00

affiant

Subscribed and sworn to before me this the 15th day of April, 1977.

Marbut Glenn Gaston, Jr.
Notary Public

my comm expires: 1/19/81

This instrument prepared by:
Marbut Glenn Gaston, Jr., Atty
Suite 303, Belle Meade Office Park
4515 Harding Road
Nashville, TN 37205

APR 18 77 CONV 28,950.00
APR 18 77 STAX 8* 75.14
APR 18 77 PRFEE 8* .50
APR 18 77 MAILED 8* 4.00 * 79.64