FORM NO. WD-1

BOOK 5155 PAGE 841

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,523.51

Everett G. Simms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1977.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS. 107 DONELSON PK, NASHVILLE, TN 37214T
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| EVERETT G. SIMMS (NAME) | Same (NAME) | 148-13 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 183 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY HOWARD EAKES AND WIFE, MARY SUE EAKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERETT G. SIMMS AND WIFE, LE VORE C. SIMMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE.

BEING LOT NO. 247 ON THE PLAN OF FAIRLANE PARK, SECTION 3, AS OF RECORD IN BOOK 2331, PAGES 145 AND 146, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CYPRESS DRIVE AT THE CORNER OF LOTS 247 AND 248; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 170.3 FEET TO A POINT; THENCE NORTHERLY 114 FEET TO THE SOUTH MARGIN OF FAIRLANE DRIVE THENCE WITH THE MARGIN OF THE SAME EASTERLY 148.7 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 40.3 FEET TO THE WEST MARGIN OF CYPRESS DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JERRY HOWARD EAKES AND WIFE, MARY SUE EAKES BY DEED FROM DOBSON & JOHNSON, INC., A TENNESSEE CORPORATION, AS OF RECORD IN BOOK 3769, PAGE 187, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (XX) property, known as 4901 CYPRESS DRIVE, NASHVILLE, TN.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 OUR hand S this 3rd day of JUNE, 1977

Jerry Howard Eakes

Mary Sue Eakes

STATE OF TENNESSEE
Davidson County

BOOK 5155 PAGE 842

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY HOWARD EAKES AND WIFE, MARY SUE EAKES

the 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 3rd day of JUNE 1977

Commission expires March 16, 1980 Gayla M. Moore Notary Public

NOTARY PUBLIC DAVIDSON CO. GAYLA M. MOORE

STATE OF TENNESSEE
Davidson County

Before me, Gayla M. Moore, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ _____ Notary Public

WARRANTY DEED

FROM JERRY HOWARD EAKES ET UX

TO EVERETT G. SIMMS ET UX

E07608

T

IDENTIF. REFERENCE

JUN 7 10 41 AM '77

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Trabel
P. O. Box 2255
Nashville, Tenn. 37214

| | | | | | |
|---|---|---|---|---|---|
| JUN-77 | CONV | 27,523.51 | | | |
| JUN-77 | S'TAX | | B* | 71.50 | |
| JUN-77 | PR'FEE | | B* | .50 | |
| JUN-77 | W'DEED | | B* | 4.00 | * 76.00 |