This Instrument Prepared By:
DAVID G. [illegible] Crawford
[illegible]

BOOK 5272 PAGE 687

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
P/O	George Joseph Mills Laurie Eakes	New Owner P. O. Box 2407 Nashville, Tennessee 37214
FIELD BOOK NUMBER(S) to be assigned KS	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

APR 12 80	CONV	24,000.00			
APR 12 80	S'TAX		B*	62.40	
APR 12 80	PR'FEE		B*	.50	
APR 12 80	W'DEED		B*	4.00	* 66.90

LUTHER HOYTE EAKES and wife, JANE B. EAKES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE JOSEPH MILLS and LAURIE EAKES as joint tenants with the express right of survivorship in the survivor of the two grantees, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davdison County, Tennessee, described according to a survey by James E. Stevens & Associates, Engineers, and Contractors, dated January 19, 1978, as follows:

BEGINNING at a point in the northerly margin of the T. C. Railroad (now Louisville and Nashville Railroad) right-of-way, said point being the extreme easterly corner of the property herein conveyed; thence with said right-of-way along a curve having a radius of 905 feet a distance of 387.2 feet to a point; thence south 84 deg. 16 min. W 368.8 feet to a point in the northerly margin of the right-of-way; thence leaving said right-of-way, north 49 deg. 29 min. W 362.0 feet to a point in the center of a branch; thence leaving the center of said branch, south 88 deg. 58 min. E 937 feet to the point of beginning.

BEING a part of the same property conveyed to Luther Hoyte Eakes and wife, Jane B. Eakes, by deed from Malcolm H. Puckett and wife, Nancy F. Puckett, of record in Book 3642, Page 505, Register's Office for Said County.

Grantors reserve unto themselves the right of first refusal to re-purchase or lease said land under any good, valid and bonafide offer for sale or offer to lease which right may be waived or terminated by Grantors by instrument in writing, duly recorded and shall terminate upon the death of the survivor of the Grantors.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of April, 1978.

Jane B. Eakes

Luther Hoyte Eakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named Luther Hoyte Eakes and wife, Jane B. 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, the 12th day of April, 19 78.

Deborah Martin
Notary Public

My commission expires: 2-23-80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant Luther Hoyte Eakes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1978

MY COMMISSION EXPIRES: 2-23-80 (AFFIX SEAL) Notary Public Deborah Martin

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

LUTHER HOYTE EAKES etux.

TO

GEORGE JOSEPH MILLS and LAURIE EAKES

E 5 9 4 9 2

IDENTIF. REFERENCE

APR 12 3 50 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public