BOOK 5292 PAGE 671

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

Janie X Eakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF May, 19 78.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney-2525 Lebanon Road - Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Wright et ux (NAME)	Same (NAME)	98
394 Hayes Road, Rt#1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 4 pt.
Hermitage, TN 37076 (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, Janie Elizabeth Eakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Wright and wife, Wilma J. Wright

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:

A tract of land in Davidson County, Tennessee, lying on the westerly side of Earhart Road and bordering the northerly right-of-way line of United States Interstate Highway I-40 and being more particularly described by a survey dated May 19, 1978, by Barry Greer & Associates, as follows:

SAID Tract of land begins at a Tennessee Highway Department monument on the westerly side of Earhart Road at its intersection with the northerly right-of-way line of I-40; thence with the right-of-way line of I-40 as acquired in Book 3285, page 421, Register's Office for Davidson County, Tennessee, and with a fence, S 86° 13' west 1634.3 feet to a Tennessee Highway Department monument on the northerly margin of said Interstate Highway right-of-way; thence leaving the same with a fence N 3° 35' east 293.1 feet to a corner post in a fence; thence with a fence N 89° 57' east 893.3 feet to a point in said fence; thence running to the north of and outside of said old fence line, S 88° 57' east 719 feet to a Tennessee Highway Department monument on the westerly margin of Earhart Road; thence with the westerly margin of Earhart Road S 00° 05' east 172.27 feet to the point of beginning and containing 8.78 acres, more or less.

BEING part of the same real property conveyed to Janie Elizabeth Eakes by deed from Byron Oakley Eakes of record in Book 3281, page 508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a TVA right-of-~~way easement~~ which cuts across the northwesterly corner of the premises, as of record in Book 1174, page 694, Register's Office for Davidson County, Tennessee, and to lack of direct access to Interstate Highway I-40 from the premises, the same having been conveyed away by deed of record in Book 3285, page 421, Register's Office for Davidson County, Tennessee, and to the flowage of a drain crossing the easterly portion of the premises.

This is unimproved (X) improved ( ) property, known as Earhart Road, Route #1, Hermitage, Tennessee 37076
(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 23rd day of May, 19 78

JANIE ELIZABETH EAKES: Janie Elizabeth Eakes

BYRON OAKLEY EAKES: Byron Oakley Eakes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie Elizabeth Eakes and Byron Oakley 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 23 day of May 19 78

Commission expires 8-1-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, 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) as such _____ and (they) _____, 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

E 68489.

IDENTIF. REFERENCE

JUN 1 11 37 AM '78

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JANIE ELIZABETH EAKES

TO
CLARENCE WRIGHT ET UX
WILMA J. WRIGHT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C & W Deed
2220 Glenrose 12th
Mail

JUN-1 78	CONV	*7,500.00				
JUN-1 78	S'TAX		B*	19.50		
JUN-1 78	PR'FEE		B*	.50		
JUN-1 78	W'DEED		B*	4.00	*	24.00