BOOK 5344 PAGE 732 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~September~~ Oct 1978.

Notary Public

MY COMMISSION EXPIRES: Dep. Reg

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS AND SPICER ATTORNEYS AT LAW
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Larue et ux (NAME)	SAME (NAME)	14D 06460
6710 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21-163
Joelton, TN. 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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~~ I, Ellis P. Jakes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Larue and wife, Joyce Larue

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey dated September, 1976, by Clyde D. Anderson, Tennessee Registered Surveyor No. 33, as follows:
BEGINNING at an iron pin on the westerly margin of Clarksville Highway (Tennessee Highway No. 112) at the northeasterly corner of the property conveyed to W. R. Binkley et ux, by deed from C. H. Parker, et al, of record in Book 2692, page 141, Register's Office for said County; thence, with northerly and easterly property lines of Binkley, N 88° 00' W 655.0 feet, N 19° 25' W 498.46 feet to a point at or near the southeasterly bank of an unnamed stream; thence, with a line generally following the southeasterly and easterly banks of said stream, N 64° 02' E 118.49 feet, N 34° 13' E 131.61 feet, N 4° 17' W 85.5 feet to a point in the southwesterly line of the remaining property originally conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker et vir, of record in Book 3220, page 93, said Register's Office; thence, with Jakes' southwesterly property line S 60° 37' E 871.65 feet to an iron pin on a box culvert on the westerly margins of the Clarksville Highway; thence, with said margin of Clarksville Highway S 20° 00' W 331.54 feet to the point of beginning.

BEING part of the same property conveyed to Ellis P. Jakes, unmarried, by deed from Ethel Perry Yunker and husband, William Yunker of record in Book 3220, page 93, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (~~X~~) property, known as _____ (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 ~~my~~ hand ~~this~~ 14th day of September, 19 78

Ellis P. Jakes

Ellis P. Jakes, unmarried

STATE OF TENNESSEE
Davidson County

BOOK 5344 PAGE 733

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellis P. Jakes

the 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 _____, Tennessee, this 14th day of September 19 78

Commission expires 5-13-80

Deborah J. McKenzie
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 91735

WARRANTY DEED

FROM Ellis P. Jakes, unmarried

TO Charles Larue and wife, Joyce Larue

IDENTIF. REFERENCE

OCT 2 11 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-2 78	CONV	32,500.00			
OCT-2 78	S'TAX		B*	84.50	
OCT-2 78	PR'FEE		B*	.50	
OCT-2 78	W'DEED		B*	4.00	* 89.00

WILKINS, ADAMS, WEEMS & SPICER
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