223 Madison Street, Madison, TN 37115

# WARRANTY DEED

BOOK 5387 PAGE 652

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHARLES R. EANES, ET UX | SAME | 33 |
| (NAME:) | (NAME:) | Par 14 Is |
| 1309 Norvell Ave. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37216 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND NO/100----------

----------($10.00)---------- *DOLLARS*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

LEMUEL E. GRAVES AND WIFE, PEARL E. GRAVES, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* CHARLES R. EANES AND WIFE, JEANNIE C. EANES, hereinafter referred to as Grantees, their heirs and assigns, subject to the life estate retained herein, ~~heirs and assigns,~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of James W. Cole Lands, as of record in Plan Book 1, page 100, Chancery Court at Nashville, and of record in Book 58, page 547, Register's Office for said County and described according to a survey dated April 21, 1959, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the center line of Campbell Road at the southeast corner of the tract of Tennessee Dr. Pepper Bottling Co., Inc., being the southwest corner of an 8 acre tract conveyed to A. C. Randolph by deed from J. M. Graham and wife, as of record in Book 1973, page 57, Register's Office; said point being 662 feet more or less, west of the center line of Old Dickerson Road; thence along Randolph's west line, North 4° 15' East 300 feet to an iron pin; thence North 88° West 218 feet to an iron pin; thence South 4° 15' West partly along the center line of a joint driveway, 300 feet to the center line of Campbell Road; thence with the center line of the same, South 88° East 218 feet to the point of beginning.

Being the same property conveyed to Lemuel E. Graves and wife, Pearl E. Graves, by deed from Marvin E. Parks, unmarried, of record in Book 3957, page 608, Register's Office for Davidson County, Tennessee.

The Grantors herein do hereby reserve unto themselves a life estate in and to the above described property.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn to before me, this the 20th day of January, 19 79

Affiant

My commission expires: 7-18-82
(Affix Seal)

Notary Public

This conveyance is made subject to joint driveway as noted in Book 3499, page 584, Register's Office for Davidson County, Tennessee.

| | | | | | | |
|---|---|---|---|---|---|---|
| JAN 22 80 | CONV | 12,000.00 | | | | |
| JAN 22 80 | S TAX | | B* | 31.20 | | |
| JAN 22 80 | PR FEE | | B* | .50 | | |
| JAN 22 80 | W DEED | | B* | 6.00 | * | 37.70 |

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

*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.*

*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.*

*Witness* our *hands this* 20th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+Samuel E. Graves

+Pearl E. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

LEMUEL E. GRAVES AND WIFE, PEARL E. GRAVES

the bargainors, 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 Goodlettsville, Tenn., this 20th day of January, 19 79.

Judy P Adkins
Notary Public.

Commission Expires 7-18-82.

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STATE OF.....
COUNTY OF.....

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

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public.

Commission Expires.....

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 22 11 27 AM '79

F. I. 0 6 7 9