2892 06/23 141.44- CHECK

BOOK 5760 PAGE 812 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 51,922.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF June, 19 81

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FILE BOX 3

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Eakes and Raymond E. Martin	Engel Mortgage Company, Inc.	Map 96-13
(NAME)	(NAME)	
2711 Wellman Drive	P.O. Box 847	Parcel 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, TN 37214	Birmingham, Alabama 35201	3DZ-18255
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James F. Dukes and wife, Kay Dukes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Eakes and Raymond E. Martin, as Tenants in Common with rights of survivorship.

FILE BOX 3

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

Being Lot No. 98 on the Plan of Perry Heights, as of record in Book 2900, Page 18, said Register's Office, to which plan reference is made for a more complete description.

This being the same property conveyed to James F. Dukes by deed from Clifford D. Brown and wife, Kathryn S. Brown of record in Deed Book 5682, Page 852, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Deed Book 2928, Page 445, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust recorded in Book 5433, Page 276, Register's Office of Davidson County, Tennessee, securing a promissory note dated May 7, 1979 payable to the order of Engel Mortgage Company, Inc. with a present principal balance of approximately $41,922.08, which the Grantees herein hereby assume and agree to pay. The excrow account in connection with said loan is hereby transferred to the Grantees herein.

This conveyance is further subject to any and all easements, restrictions and rights-of-way of record.

FILE BOX 3

This is unimproved ( ) improved (X) property, known as 2711 Wellman Drive - Donelson, TN 37214
(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 heir 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 furtner 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 19th day of June, 19 81

James F. Dukes: X James F. Dukes

Kay Dukes: X Kay Dukes

Kay Dukes, wife of James F. Dukes does hereby join into this conveyance to convey any marital rights she may have in said property.

BOOK 5760 PAGE 813

STATE OF Tennessee
County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Dukes and wife, Kay Dukes

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 19th day of June 19 81

Commission expires Expired

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 (his oath / themselves) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he / they) as such _____ and _____, being authorized so to do, execute 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

James F. Dukes and wife,

Kay Dukes

TO

James R. Eakes and

Raymond E. Martin

G. 4. 7-6 3 1

IDENTIF. REFERENCE

JUN 23 12 32 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON

ATTORNEY - AT - LAW

295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5760 PAGE 814

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51928.08- CO	
			134.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.44-	
2892A06/23/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4.7-6 3 1

IDENTIF. REFERENCE T

JUN 23 12 32 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 828942