1493 10/06 64.50- CHECK

BOOK 5803 PAGE 775

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Cripps	Same	Map 137
NAME		Par 64
Rt #1 Couchville Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40-22520
Hermitage Tenn 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND AND NO/100 ($20,000.00)----------Dollars, cash in hand paid.

We, Johnnie Mai Eakes Ellis, Eva Virginia Eakes Hurt, Lee Roy Eakes, James Clark Eakes, Dorothy Carolyn Eakes Hudson, David Gerald Eakes, Gary Lucian Eakes and Dorothy Lillian Eakes Hudson

have this day bargained and sold, and do hereby transfer and convey unto the said Johnny Cripps and wife, Fay E. Cripps, their XXXXXXX the Grantees herein, (their successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying and being in the 4th Civil District of Davidson County, Tennessee described according to an unrecorded survey made by Raymond E. Binkley, August 29, 1981 as follows to wit:

Beginning at an iron pin in the southerly margin of Couchville Pike said point being the southeast corner of the property conveyed to Lee Roy Eakes, et ux by deed of record in Book 3917, page 905 and by deed of correction of record in Book 3935, page 272, Register's Office for Davidson County, Tennessee; thence north 3 deg. east 543.3 feet to an iron pin; thence south 46 deg. 39' west 11.5 feet to an iron pin; thence north 27 deg. 41' east 300 feet to an iron pin; thence south 78 deg. 06' east 75.0 feet to an iron pin; thence south 2 deg. 17' east 790.0 feet to an iron pin in the southerly margin of Couchville Pike; thence along the southerly margin of Couchville Pike, north 89 deg. 20' west 264.40 feet to the point of beginning, containing 3.80 acres, more or less.

Being part of the property conveyed to Robert Eakes and wife, Jossie Mai Eakes by deed from John B. Robinson and wife, of record in Book 1440, page 47, Register's Office for Davidson County, Tennessee. The said Jossie Mai Eakes died July 4, 1976 predeceasing her husband, Robert Eakes. Robert Eakes died intestate April 15, 1981. Robert Eakes was unmarried at the time of his death. His children were Johnnie Mai Eakes Ellis, Eva Virginia Eakes Hurt, Lee Roy Eakes and Lucian Eakes. Lucian Eakes died intestate June 4, 1969 his heirs at law was his widow, Dorothy Lillian Eakes and four children, namely; James Clark Eakes, Dorothy Carolyn Eakes Hudson, David Gerald Eakes, Gary Lucian Eakes, Dorothy Lillian Eakes is now Dorothy Lillian Eakes Hudson.

The above described property is not the homeplace of any of the sellers.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 24 day of September 1981

Affiant: Johnny Cripps

My commission expires: 10-17-82 (Affix Seal)

Notary Public: Dewey W. Pedigo of large

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 22nd *day of* September *19*81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lee M. Eakes
Johnnie Mae Eakes Ellis
David Gerald Eakes
Dorothy Lillian Eakes Hudson
James Clark Eakes
Dorothy Carolyn Eakes Hudson
Gary Lucean Eakes
Eva Virginia Eakes Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joseph R Plank, a Notary Public in and for said County and State, the within named Johnny Cripps & Wife Fay E. Cripps

the bargainor, with whom I am personally acquainted, and who acknowledged that Johnny Cripps executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of Sept, 19 81.

Joseph R Plank, Notary Public

Commission Expires 10-18-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Joseph R. Plank, a Notary Public in and for said County and State, the within named Johnnie Mai Eakes Ellis, Eva Virginia Eakes Hurt, Lee Roy Eakes, James Clark Eakes, Dorothy Carolyn Eakes Hudson, David Gerald Eakes, Gary Lucian Eakes and Dorothy Lillian Eakes Hudson

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 Nashville, Tennessee, this 22nd day of September, 19 81.

Joseph R. Plank, Notary Public.
Joseph R. Plank

Commission Expires 10-1881

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.....

Mail Auto Glass Eng. Cr. Union
6201 Centennial Blvd. 37209

WARRANTY DEED

FROM

JOHNNIE MAI EAKES ELLIS, ET AL

TO

JOHNNY CRIPPS, ET UX

362747

IDENTIFIC REFERENCE

OCT 6 8 50 AM '81

FEDERAL ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5803 PAGE 779

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
			20000.00-	CO
			52.00	CO TX
			.50	PRFEE
			12.00	[illegible]
				CHECK 64.50-1
			1458A10/06/81	VAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 2 7 4 7

IDENTIF. REFERENCE

OCT 6 8 50 AM '81

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

No. 846852