This Instrumant prepared by Hobert Martin, 1503 Buchanan St. Nashville, Tn. 37208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Everett M. Drake (NAME)	Community Federal Savings & Loan Asso. (NAME)	
1126 East Delmas Avenue (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	72-10 pcl 189 JT
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN ($10.00) DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, FRANK DRAKE and wife ANNIE LEE DRAKE, after first reserving to ourselves an estate for life,

have bargained and sold, and by these presents do transfer and convey unto the said EVERETT M. DRAKE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Being Lot No. 27 and the easterly half of Lot No. 28 in Eastmoor Place, a Subdivision by B. R. Kennedy of part of Lots Nos. 3 and 4 and all of Lot No. 5 in the Division of Mrs. Lucinda Litton's Land, as of record in Book 547, pages 177 and 178.

Said Lot No. 27 fronts 55 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Said part of Lot No. 28 fronts 30 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Being the same property conveyed to Frank Drake and wife, Annie Lee Drake by deed from Pauline Kirkpatrick Eckhardt as of record in Book 3952, page 393 R.O.D.C.T.

unimproved ( )
This is improved (X) property, known as 1126 East Delmas Ave. (House Number) (Street)
Nashville, Tennessee 37216
(P. O. Address) (City or Town) (Zip Code)

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.

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 16th day of October, 19 81.

Frank Drake

Annie Lee Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Hobert Martin, a Notary Public in and for said County and State, the within named Frank Drake and wife Annie Lee Drake

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 16th day of October, 19 81.

My commission expires 10/18/81 Notary Public Hobert Martin

NOTARY PUBLIC AT LARGE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,000.00
This is equal to or greater than the property would bring at a fair and ~~voluntary~~ sale.

Frank M. Drake

Sworn to and subscribed before me this 20th day of October, 19 81.

~~My commission expires~~ Notary Public E. Bureau Dep Reg.

This instrument was prepared by:	
Name	Address

RUSH

OCT 20 2 37 PM '81
FEE $ TAX
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIF. REFERENCE

G 6 4 9 2 4

4085 10/20 48.10- CHECK

WARRANTY DEED

FROM Frank Drake, et ux

TO Everett M. Drake

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

16000.00- CO
41.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 48.10-
4085A10/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G64924

IDENTIF. REFERENCE

OCT 20 2 37 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 849360