BOOK 5927 PAGE 835

H 0 5 2 8 †

RUSH

This Instrument Prepared By:
Thompson and Crawford
14th Floor
First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE

AUG 23 10 30 AM '82

FELIX ... REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
Hoyte Eakes and wife, Jane Eakes	SAME	84-10-5
149 Barker Road		
Nashville, TN 37214		
(City) (State) (Zip)		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, F.D.R.J. Associates, a partnership consisting of Helen Duty Flippen, Executrix of the Estate of H. E. Flippen, Deceased, Iva Pettus Delay and Hugh C. Howser, Co-Executors of the Estate of Wayne T. Delay, Deceased, Joe M. Rodgers and John C. Jenkins, Jr., Trustee ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Hoyte Eakes and wife, Jane Eakes ("Grantees"), their heirs and assigns, all of its right, title and interest in and to a certain tract of land located in the Third Civil District of Davidson County, Tennessee and described according to a survey of Hickerson and Miller, Engineers, dated March 3, 1955 as follows:

> BEGINNING at a point in the northwesterly margin of the Tennessee Central Railroad right of way at the southwesterly corner of a right of way of a proposed 380-feet road, as shown on the plan of Sunny Acres, Section Five, as of record in Book 3300, page 15, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to Ewing O. Harper, Jr., and wife, Lillian G. Harper, to Davidson County, Tennessee, of record in Book 2905, page 331, Register's Office for said County; thence with the southwesterly line of the property so conveyed, North 49° West, 920 feet, more or less, to the center line of a 100-foot TVA Transmission Line easement; thence North 27° 03' East with said center line, 60 feet, more or less, to a point; thence North 49° West, 435 feet, more or less, to the low water mark of the southeast bank of the Cumberland River; thence downstream with the meanders of the same, southwestwardly 500 feet, more or less, to a point in the mouth of a branch; thence with the meanders of said branch, South 35° 00' East, 185 feet, more or less, South 80° 20' East, 105 feet, more or less, South 17° 56' East, 168 feet, more or less, South 56° 15' East, 36 feet, more or less, North 84° 58' East, 71 feet, more or less, South 60° 16' East, 44 feet, more or less, to a point in an old fence line; thence with the same, South 87° 00' East, 875 feet,

more or less, to the point of beginning, containing by estimate 11.6 acres, more or less.

Being the same property conveyed to F.D.R.J. Associates, a partnership consisting of H. E. Flippen, Wayne T. Delay, Joe M. Rodgers and John C. Jenkins, Jr., Trustee, of record in Book 4708, page 311, Register's Office for Davidson County, Tennessee; the said Wayne T. Delay and H. E. Flippen having since died.

By instrument of record in Book 2905, page 331, Register's Office for Davidson County, Tennessee, the county agrees to provide ingress and egress to the above property.

This conveyance is subject to the following: (1) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by E. O. Harper, Jr., across premises as set out in instrument of record in Book 4346, page 497, Register's Office for Davidson County, Tennessee; (2) Easement for T. V. A. power line of record in Book 1149, page 686, Register's Office for Davidson County, Tennesse; and (3) flowage easement granted the United States of America in connection with the Cheatham Lock and Dam Project on the Cumberland River, by Frederick Henry Schults and wife, Nancy Reilly Schults, of record in Book 2248, page 603, Register's Office for Davidson County, Tennessee. Said instrument granted a perpetual easement and right to flood as may be necessary, on all of the subject property below the 393.5 foot contour line situated on the left descending bank of the Cumberland River.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the said real estate in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) current real estate taxes which have been prorated and Grantees have agreed to assume; and (2) matters hereinabove set forth.

AND Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of August, 1982.

F.D.R.J. ASSOCIATES

BY: ESTATE OF H. E. FLIPPEN, DECEASED

BY: Helen Duty Flippen
HELEN DUTY FLIPPEN,
EXECUTRIX

BY: _____
JOE M. RODGERS, PARTNER

BY: _____
JOHN C. JENKINS, JR., TRUSTEE,
PARTNER

BY: ESTATE OF WAYNE T. DELAY

BY: Iva Pettus DeLay
IVA PETTUS DELAY,
CO-EXECUTOR

BY: _____
HUGH C. HOWSER,
CO-EXECUTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,604.78

_____
AFFIANT

Subscribed and sworn to before me, this 20th day of August, 1982.

_____
NOTARY PUBLIC

My Commission Expires:
17 July 1983

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 Helen Duty Flippen, Executrix of the Estate of H. E. Flippen, Deceased, with whom I am personally acquainted, and who upon oath, acknowledged herself to a partner of F.D.R.J. Associates, the within named bargainor, a partnership, and that she as such partner, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1982.

_____
NOTARY PUBLIC

My Commission Expires:

17 July 1983

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 Joe M. Rodgers, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a partner of F.D.R.J. Associates, the within named bargainor, a partnership, and that he as such partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of August, 1982.

Mary E. Pilcher
NOTARY PUBLIC

My Commission Expires:

Jan. 20, 1985

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 John C. Jenkins, Jr., Trustee, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a partner of F.D.R.J. Associates, the within named bargainor, a partnership, and that he as such partner, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of August, 1982.

Mary E Pilcher
NOTARY PUBLIC

My Commission Expires:

Jan. 20, 1985

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 Iva Pettus Delay Co-Executor of the Estate of Wayne T. Delay, Deceased, with whom I am personally acquanted, and who upon oath, acknowledged herself to be a partner of F.D.R.J. Associates, the within named bargainor, a partnership, and that she as such partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the partnership by herself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1982.

Kenneth P. Eglf
NOTARY PUBLIC

My Commission Expires:

17 July 1983

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 Hugh C. Howser, Co-Executor of the Estate of Wayne T. Delay, Deceased, with whom I am personally acquanted, and who upon oath, acknowledged himself to be a partner of F.D.R.J. Associates, the within named bargainor, a partnership, and that he as such partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1982.

Kenneth P. Eglleff
NOTARY PUBLIC

My Commission Expires:

17 July 1983

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

BOOK 5927 PAGE 840

RECEIVED OF _____

FOR _____

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
			43604.78- CO	
			113.36 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 128.86-	
4840A08/23/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 2 8 1 2

IDENTIF. REFERENCE

AUG 23 10 30 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898147