H.05282

BOOK 5927 PAGE 841

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

IDENTIF. REFERENCE

AUG 23 10 31 AM '82

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	84-10-4 84-10-91
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, B. P. Properties, a partnership consisting of Joe M. Rodgers and Iva Pettus Delay and Hugh C. Howser, Co-Executors of the Estate of Wayne T. Delay, Deceased, ("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 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee and described as follows:

> BEGINNING at a concrete monument in the Western right-of-way line of Briley Parkway where said Western right-of-way crosses the Northern right-of-way line of the Louisville & Nashville Railroad (formerly Tennessee Central Railroad); thence Southwesterly along said Northern railroad right-of-way line, having a radius of 880 feet, a distance of 193.73 feet to an iron pin; thence N 49° 48' 34" W 839.28 feet to an iron pin located in the centerline of a 100 foot wide Tennessee Valley Authority Easement; thence along said TVA Easement centerline N 35° 43' E 60.00 feet to an iron pin; thence N 49° 55' 50" W 435.00 feet, more or less, to a point in the low water line of the Southeast bank of the Cumberland River, thence Northeasterly and upstream with the low water line of the Cumberland River, 423 feet, more or less, to a point; thence S 51° 16' E 260.0 feet, more or less, to an iron pin; thence N 70° 40' 02" E 124.05 feet; thence N 35° 43' E 90.0 feet to a point; thence S 54° 17' E 80.0 feet to a point in the aforementioned TVA Easement centerline to a point; thence S 35° 43' West 42.0 feet with said TVA Easement; centerline to a point; thence S 54° 17' E 80.0 feet to a concrete monument; thence N 35° 43' E 275.3 feet with the Eastern right-of-way line of Two Rivers Court to a point where said Eastern right-of-way line of Two Rivers Court intersects the Western right-of-way line of Briley Parkway; thence Southwesterly along said Western right-of-way line of Briley Parkway; having a radius of 1171.74 feet, a

distance of 717.51 feet to a concrete monument; thence continuing along said Western right-of-way line of Briley Parkway, having a radius of 1171.74 feet, Southeasterly, a distance of 376.60 feet to a concrete monument; thence continuing Southeasterly along the Western right-of-way line of Briley Parkway and being a spiral curve parallel to the spiral centerline curve of Briley Parkway, a distance of 124.6 feet, more or less, to the point of beginning and containing 12.17 acres.

Included in the above description, but excluded from this conveyance is a 70 foot wide right-of-way for a proposed road, the centerline of which lies 45 feet Northwest of and parallel to the above-mentioned TVA Easement centerline.

Being the same property conveyed to B. P. Properties, a partnership consisting of Joe M. Rodgers and Wayne T. Delay, by deed from John C Jenkins, Jr., Trustee, of record in Book 5058, page 195, Register's Office for said County; the said Wayne T. Delay having died since executing the contract of sale for the above-described real estate.

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) a 100-foot T.V.A. easement crossing said property; (3) a sanitary sewer easement of record in Book 4520, page 815, Register's Office for Davidson County, Tennessee; and (4) controlled access retained by the Metropolitan Government along Briley Parkway that borders a portion of the said real estate.

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 16 day of August, 1982.

B. P. PROPERTIES

BY: JOE M. RODGERS, PARTNER

BY: ESTATE OF WAYNE T. DELAY,
DECEASED

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

BY: Hugh C. Howser
HUGH C. HOWSER,
CO-EXECUTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $~~72,395.22~~ 76,395.22

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 Joe M. Rodgers, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a partner of B. P. Properties, 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. Piloske
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 acquainted, and who upon oath, acknowledged herself to be a partner of B. P. Properties, 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. Ezell, Jr.
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 acquainted, and who upon oath, acknowledged himself to be a partner of B. P. Properties, 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. Ezell, Jr.
NOTARY PUBLIC

My Commission Expires:

17 July 1983

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

RECEIVED OF _____ BOOK 5927 PAGE 845

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
			76395.22- CO	
			198.64 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	211.14-
4841	A	08/23/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 2 8 2

IDENTIF. T. REFERENCE

AUG 23 10 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898148