THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

mail

WARRANTY DEED

BOOK 5202 PAGE 825

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANE B. EAKES (NAME)	Manufacturers Hanover (NAME)	Map 52-12
P.O. Box 140510 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1800 (STREET ADDRESS)	Parcel 73
Nashville Tn 37214 (CITY) (P. O. ZONE) (STATE)	Farmington Hills, Md 48018 (CITY) (ZONE) (STATE)	11D 80136

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5480, page 28, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless therefrom,

VIRGILIO O. LUMAKIN AND WIFE, MA LUISA LUMAKIN, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
JANE B. EAKES, hereinafter referred to as Grantee, her
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Schoolside Heights, as of record in Book 3700, page 38, Register's Office for said County.

Said Lot No. 21 fronts 73 feet on the easterly side of Canton Pass, and runs back 172.7 feet on the south line, 178.8 feet on the north line, to a dead line in the rear, measuring 41.8 feet thereon.

Being the same property conveyed to Virgilio O. Lumakin and wife, Ma Luisa Lumakin, by deed from B. Brian Dalton and Julia M. Dixon, Joint Tenants, of record in Book 5656, page 481, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 47,042.36
Subscribed and sworn to before me, this the 28 day of December 1983
Affiant Jane B Eakes
My commission expires: 4/21/85 (Affix Seal) Notary Public Carolyn F. Waddey

unimproved ( )
This is improved (X) 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 belonging to the said
Grantee, her *(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* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ur *hand* s *this* 28 *day of* December, *19* 83 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Virgilio O. Lumakin
Ma. Luisa G. Lumaki

Jane B Eakes

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2456

12/29 128.70- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGILIO O. LUMAKIN AND WIFE, MA LUISA LUMAKIN; and JANE B. EAKES, the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of December, 19 83.

Carolyn F. Waddey Notary Public

Commission expires 4/21/85

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 .....

WARRANTY DEED

FROM

VIRGILIO O. LUMAKIN, ET UX

TO

JANE B. EAKES

H 9 4 3 1 7

IDENTIF. REFERENCE

Dec 29 8 35 AM '83

FELIX A. MILLER, REGISTER
DAVIDSON COUNTY, TN

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
			47042.36- CAMT.	
			128.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	128.70-
2455A	12/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 3 1 7.

IDENTIF. REFERENCE

DEC 29 8 36 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 2979