[redacted]

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles R. Eanes et ux
and Pearl E. Graves

TO

James L. Luthy, Jr., et ux

For draftsman's use
Deed prepared by
Spiller Campbell, Jr.,
Attorney-at-law,
900 Stahlman Bldg.,
Nashville, Tenn. 37201
Pho: 256-6343

BOOK 6267 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James L. Luthy, Jr., (NAME)	Mr. & Mrs. James L. Luthy, Jr. (NAME)	Map 33 Parcel 14
1226 Campbell Road, (STREET ADDRESS OR ROUTE NUMBER)	1226 Campbell Road, (STREET ADDRESS)	
Goodlettsville, Tenn (CITY) (STATE) 37072 (P. O. ZIP)	Goodlettsville, Tenn. 37072 (CITY) (STATE) (ZIP)	10 D 31310

(FOR REGISTER'S USE)

I 1:4 6 3: 8

IDENTIF. REFERENCE

APR 10 3 10 PM '84

FILED... REGISTER DAVIDSON COUNTY, TN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,000.00 [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April, 1984.

[signature]
Notary Public

MY COMMISSION EXPIRES: 10/17/86
(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 - - - - - - - - - - - - - ($10.00) - DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the grantors herein,

We, Charles R. Eanes and wife, Jeannine C. Eanes, and Pearl E. Graves, a widow, have bargained and sold, and by these presents do transfer and convey unto the said James L. Luthy, Jr., and wife, Vicky McMahon Luthy, - their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th, formerly the 20th. Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of James W. Cole Lands, as of record in Plan Book 1, page 100, Chancery Court at Nashville, and of record in Book 58, page 547, Register's Office for said County, and described according to a copy of a survey dated April 21, 1959, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the center line of Campbell Road at the southeast corner of the tract of Tennessee Dr. Pepper Bottling Co., Inc., being the southwest corner of an 8 acre tract conveyed to A. C. Randolph by deed from J. M. Graham and wife, as of record in Book 1973, page 57, Register's Office for said County, said point being 662 feet, more or less, west of the center line of Old Dickerson Road; thence along Randolph's west line, North 4° 15' East 300 feet to an iron pin; thence North 88° West 218 feet to an iron pin; thence South 4° 15' West partly along the center line of a joint driveway, 300 feet to the center line of Campbell Road; thence with the center line of the same, South 88° East 218 feet to the point of beginning.

Being the same property conveyed to Charles R. Eanes and wife, Jeannine C. Eanes, subject to the life estate retained in Lemuel E. Graves and wife, Pearl E. Graves, by deed from Lemuel E. Graves and wife, Pearl E. Graves, of record in Book 5387, page 652, Register's Office for said County. The said Lemuel E. Graves having since died; and the said Pearl E. Graves has granted power-of-attorney in fact to Charles Ronald Eanes by instrument of record in Book 6162, Page, 422, said Register's Office.

7441 04/10 71.50- CHECK

Subject to easement for joint driveway as noted in Book 3499, Page 584, said Register's Office.

Subject to 1984 taxes which have been prorated and will be assumed and paid by the grantees herein. WD-2

This is unimproved ( ) / improved (X) property, known as 1226 Campbell Rd., (House Number) (Street) P. O. Address: Goodlettsville, Tenn (City or Town) (Postal Zone)

BOOK 6267 PAGE 988

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Luthy, Jr., and wife, Vicky McMahon Luthy, their heirs and assigns, forever.

And we do covenant with the said James L. Luthy, Jr., and wife, Vicky McMahon Luthy 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.

And we, Charles R. Eanes, Jeannine C. Eanes and Pearl E. Graves do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Luthy, Jr., and wife, Vicky McMahon Luthy, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 10th day of April, 1984

Charles R. Eanes

Jeannie C. Eanes

Pearl E. Graves a/k/a Pearl L. Graves by her attorney-in-fact,

Charles Ron Eanes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named Charles R. Eanes and wife, Jeannine C. Eanes,

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 10th day of April, 1984.

Beverly M. Hobbs, Notary Public.

Commission expires 10/19/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 1984, before me personally appeared Charles Ron Eanes, to me known to be the person who executed the foregoing instrument in behalf of Pearl E. Graves also known as Pearl L. Graves and acknowledged that he executed the said instrument as the free act and deed of the said Pearl E. Graves.

Witness my hand and seal, at office in Nashville, Tennessee this 10th day of April, 1984.

Beverly M. Hobbs, Notary Public.

Commission expires 10/19/86

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

RECEIVED OF BOOK 6267 PAGE 989

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CAMT.	
			65.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
			7441A04/10/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 14638

IDENTIF. REFERENCE

APR 10 3 10 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 27232