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File 35

WARRANTY DEED

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Walter Brakefield	WALTER BRAKEFIELD	
(NAME)	(NAME)	
Couchville Pike	1956 Bakers Grove Road	MAP 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Hermitage, TN 37076	PARCEL 80
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Walter Brakefield and wife, Sue Carol Brakefield and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Lee Roy Eakes, and wife, Connie Eakes

have this day bargained and sold, and do hereby transfer and convey unto the said Walter Brakefield, and wife, Sue Carol Brakefield

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by R.B. Brantley, Surveyor, July 1, 1965 as follows:

Beginning at a point in the center of Couchville Pike at the southeast corner of the property conveyed to United States of America of record in Book 3838, page 136, Register's Office for said County; thence with the center of said pike, south 89 deg. 27' east 165.36 feet; thence north 3 deg. east 568.30 feet; thence south 46 deg. 38' west 11.5 feet; thence north 58 deg. 50' west 10.06 feet; thence south 31 deg. 12' west 394.63 feet; thence south 2 deg. 17' east 212.92 feet to the beginning.

Being the same real property conveyed to Lee Roy Eakes and wife, Connie Eakes, by deed from Robert Eakes and wife, of record in Book 3917, page 905, said Register's Office as corrected by Deed of Correction of record in book 3935, page 271, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 17th day of August 19 84

Walter Brakefield
Affiant

My commission expires 5-20-87 (Affix Seal)

Judy A Nobbs
Notary Public

This is improved ( ) unimproved ( ) properly known as Couchville Pike, Nashville, Tennessee (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17th *day of* August *, 19* 84 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lee Roy Eakes

Lee Roy Eakes

Connie Eakes

Connie Eakes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy A. Dobbs *, a Notary Public in and for said County and State,* Lee Roy Eakes, and wife, Connie Eakes

the within named 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* 17th *day of* August *, 19* 84

Judy A Dobbs *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires 05/20/87

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 .....

I 4 3 9 9 1

IDENTIF. REFERENCE

AUG 20 9 52 AM '84

REGISTER
DAVIDSON COUNTY, TN

3035 08/20 123.30- CHECK

WARRANTY DEED

FROM

Lee Roy Eakes etux

TO

Walter Brakefield etux

G 246758

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

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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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
3335A08/20/64 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

143991

IDENTIF. REFERENCE

AUG 20 9 52 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0062079