THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

mail

WARRANTY DEED

BOOK 6607 PAGE 823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANE B. EAKES	FIRST SECURITY REALTY SERVICES	MAP 86-12
(NAME)	(NAME)	
P.O. Box 140510	P. O. BOX 4650	PARCEL 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37214	Salt Lake City Utah 84110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5391, page 827, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantor harmless from same,

EDWIN P. SIMS AND MARVEL W. SIMS,
hereinafter referred to as Grantors,

has bargained and sold, and does 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. 13 on the Plan of Hermitage Woods, Section 3, which is of record in Book 5050, page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edwin P. Sims and wife, Marvel W. Sims, by deed of record in Book 5391, page 825, Register's Office for Davidson County, Tennessee; the said Edwin P. Sims and Marvel W. Sims having since divorced and are vested with said property as tenants-in-common.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,406.31

Subscribed and sworn to before me, this the 15 day of July 19 85

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 441 Rockwood Drive, Hermitage, TN 37076
(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. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors 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 hand this 15 *day of* July, 1985, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marvel W. Sims

Edwin P. Sims

Jane B Eakes

3359

BOOK 6607 PAGE 824

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State,* Edwin P. Sims, Marvel W. Sims and Jane B. Eales

the within named bargainor, 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 Goodlettsville, Tennessee *this* 15 *day of* July, *19* 85.

Carolyn J. Waddey
Notary Public

Commission expires 3/8/89

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

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIFICATION REFERENCE

FILED JUL 17 9 13 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

J 2 1 2 3 9

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6607 PAGE 825

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

46406.31- CAPT.
120.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 127.14-
8359A07/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 2 3 9

IDENTIF. REFERENCE

JUL 17 9 13 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154543