WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6672 PAGE 401

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Jane B. Eakes (NAME)	Jane B. Eakes (NAME)	Map-84-16
P.O. Box 140510 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 140510 (STREET ADDRESS)	Parcel 99
NASHVILLE Tenn 37214 (CITY) (STATE) (ZIP)	NASHVILLE Tenn 37214 (CITY) (STATE) (ZIP)	3DZ-68022

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROBERT C. HAWKS, a widower,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE B. EAKES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Being Lot No. 68, Hargis Heights of record in Book 974, Page 82, Register's Office for said County.

Said Lot No. 68 fronts 75 feet on the northerly side of Stinson Road and extends back between lines 277.7 feet on the westerly line and 270.6 feet on the easterly line to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to Robert C. Hawks and wife, Pattie W. Hawks by deed of record in Book 4243, Page 10, Register's Office of Davidson County, Tennessee, the said Pattie W. Hawks being now deceased and having died on March 31, 1977.

This conveyance is made subject to the following:

1. Setback lines owners certificate, easements and other encumbrances contained in the Plan of Hargis Heights Subdivision of record in Plat Book 974, Page 82, Register's Office of Davidson County, Tennessee.

41451

IDENTIFICATION REFERENCE

OCT 3 10 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2510 Stinson Road, Donelson, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 30th DAY OF Sept, 1985

Robert C Hawks
ROBERT C. HAWKS

15728 117.52 - CHEX

2558

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ROBERT C. HAWKS the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 30th day of Sept, 19 85.

Commission Expires: 2-21-88

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ 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 at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

ROBERT C. HAWKS

TO

JANE B. EAKES

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 42,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of Sept., 19 85

My Commission Expires: 2-21-88

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6672 PAGE 403

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
			111.02	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	117.52-
			2983A10/03/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41451

IDENTIFICATION REFERENCE

Oct 3 10 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178545