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34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

80,000.00

X Raymond R. Eakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: July 12, 1989

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

MORTGAGEE: NONE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond R. Eakes (NAME)	Same (NAME)	MAP 98
3117 Earhart Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 89
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-13292

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, WE, Mark D. Pionke and wife, Joan R. Pionke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond R. Eakes and wife, Carmene 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:

BEING a tract of land in the 4th Civil District of Davidson County, Tennessee. Also being the southerly part of Lot No. 6 of a part of the land conveyed to A. T. Jacobs, et ux, from Thomas Sanders, et al, in Deed Book 2797, page 253, Register's Office for Davidson County, Tennessee.

BEGINNING at a highway monument on the new right-of-way on the north side of Earhart Road, also being 17.2 feet north of the southwest corner of Lot No. 5, A. T. Jacobs Land; thence North 79 degrees, 12 mins. West 41.45 feet to an iron pin being the beginning of a curve in Earhart Road; thence with said curve with a radius of 152.86 feet, 225.8 feet to a monument in the East right-of-way of Earhart Road; thence South 81 degrees 00 mins. East 5.0 feet to a highway monument in the East right-of-way of Earhart Road; thence North 5 degrees 15 minutes East 68.0 feet to an iron pin in the East right-of-way of Earhart Road being 217.1 feet South of right-of-way Interstate I-40; thence leaving Earhart Road South 82 degrees 30 minutes East 175.85 feet to an iron pin in the West line of Lot No. 5 of A. T. Jacobs Land; thence with said Lot No. 5 South 5 degrees 15 minutes West 216.45 feet to a highway monument also being the point of beginning.

Being the same property conveyed to Mark D. Pointe and wife, Joan R. Pointe by deed from Emma Malone and husband, Frank Malone of record in Book 5516, page 480, Register's Office for Davdison County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is unimproved ( ) improved (X) property, known as 3117 Earhart Road, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 30th day of January, 19 87

Joan R. Pionke
Joan R. Pionke

Mark D. Pionke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark D. Pionke and wife, Joan R. Pionke

the 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 30th day of January, 19 87.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Mark D. Pionke
Joan R. Pionke

TO
Raymond R. Eakes
Carmene Eakes

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

IDENTIFICATION REFERENCE

89221

FEB 2 11 25 AM '87
FELIX Z. WILSON 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

BOO[illegible] 0- CAMT
234.00 CSTAX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 230.50-
5398A02/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89221

IDENTIFICATION REFERENCE

FEB 2 11 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40869