File Box 6 ca

WARRANTY DEED

BOOK 7235 PAGE 519

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John W. Eakin & wife, Lake	SAME	Part of Map 116-15;
T. Eakin (NAME)	(NAME)	Parcels 7, 6, 21,
3205 Golf Club Ln (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22 and 23
Nashville Tn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, R. Thomas Patten and wife, Patsy S. Patten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Eakin and wife, Lake T. Eakin

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 Lot No. 3 on the Plan of Jackson Estates, of record in Book 6900, pages 107 and 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to R. Thomas Patten and wife, Patsy S. Patten, by deed from Katherine Davis Murfree and Barbara Davis Johnston, of record in Book 6985, page 408, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government and Belle Meade City taxes.

2. Declaration of Protective Covenants, Conditions and Restrictions for Jackson Estates, of record in Book 7047, page 782, said Register's Office.

3. All matters as shown on the Plan of record in Book 6900, pages 107 and 108, said Register's Office.

4. Easement granted Southern Bell Telephone and Telegraph Company, of record in Book 1271, page 378, said Register's Office, as modified by instrument of record in Book 4603, page 385, said Register's Office.

2.5.5.6.3

IDENTIFICATION REFERENCE

MAY 13 5 30 PM '87

DAVIDSON COUNTY, TN

unimproved XX

This is improved ( ) property, known as (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 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.

Witness our hand s this 12TH day of May 19 87

R. Thomas Patten

R. Thomas Patten

Patsy S. Patten

Patsy S. Patten

05/13 1987 5:0- CHECK

Form 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7235 PAGE 520

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Thomas Patten and wife, Patsy S. Patten 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 12TH day of May, 19 87

Commission Expires: 7-10-90

Helen W. Mayo
Notary Public

STATE OF _____)
COUNTY OF _____)

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 purpose 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 ___ day of _____, 19___.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
R. Thomas Patten and wife,
Patsy S. Patten
TO
John W. Eakin and wife,
Lake T. Eakin

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $535,000.00

John W Eakin

Subscribed and sworn to before me this 13 day of May, 19 87

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7235 PAGE 521

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
			535000.00- CAMT.	
			1498.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1504.50-	
6804A05/13/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25563

IDENTIFI REFERENCE

MAY 13 3 30 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81363