WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Employee's C.U.
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 38,000.00 .

x David M Jakes
Affiant

SWORN to and subscribed before me on this the 19th day of August, 1987.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11/12/90

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David Miller Jakes	Same	58-8
312 28th Street		P 131 & 132
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **WILLIAM BRYAN JAKES, JR. and wife, UNA M. JAKES,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **DAVID MILLER JAKES and wife, LISA K. JAKES,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 1 and the northelry 20 feet of Lot No. 2 of Block 17 on the Map of Dabb's and Elliott's Plan of Old Hickory, of record in Book 547, Page 127, Register's Office for said County.
>
> SAID Lot No. 1 and part of Lot No. 2 front together 70 feet on the Easterly side of 28th Street and extend back between parallel lines 144 feet to an alley.
>
> BEING the same property conveyed to WILLIAM BRYAN JAKES, JR. and iwfe, UNA M. JAKES by Deed from DRUEY DAVID MABRY of record in Book 7062, Page 389, Register's Office for Davidson County, TN.

This is improved property known as 312 28th Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 19th day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Bryan Jakes Jr. — WILLIAM BRYAN JAKES, JR.

Una M Jakes — UNA M. JAKES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM BRYAN JAKES, JR. and wife, UNA M. JAKES, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 19th day of August, 1987.

Ellen B. May
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 11/12/90

59456

IDENTIFICATION REFERENCE

AUG 26 1 19 PM '87

PETER Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7335 PAGE 859

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

38000.00- CAMT.
106.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.90-
5888A08/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59456

IDENTIFICATION REFERENCE

Aug 26 1 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09712