FILE BOX "7" FILE NO. 29008

FORM NO. WD-1

BOOK 8400 PAGE 602

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Richard O. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 19 91

Janet L. Ferris
Notary Public

MY COMMISSION EXPIRES: 11-21-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD O. SMITH, JR. et ux (NAME)	S A M E (NAME)	91-7-168
4712 Kentucky Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W 15845
Nashville, TN. 37209 (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, WILLIAM EDWARD EAKES, SR., DAVID WALTER EAKES, SR., RONALD DOUGLAS EAKES, SR. and BRENDA GALE NOKES, being all of the heirs at law of LAURA EAKES, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD O. SMITH, JR., and wife, TINA M. SMITH 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. 20 on the plan of Viewpoint Addition to West Nashville, as of record in Book 547, page 65, Register's Office for said County.

SAID Lot No. 20 fronts 50 feet on the northerly side of Kentucky Avenue and runs back between parallel lines, with the easterly margin of 48th Avenue, North, 150 feet to a dead line.

BEING the same property conveyed to Douglass Eakes and wife, Laura Eakes by deed from E. W. Scott and wife, Allie Mai Scott, of record in Book 2043, Page 493, Register's Office for Davidson County, Tennessee. The said Douglass Eakes and wife, Laura Eakes both deceased. The said Douglass Eakes having died first and William Edward Eakes, Sr., David Walter Eakes, Sr., Ronald Douglas Eakes, Sr., and Brenda Gale Nokes, being all the heirs at law of Laura Eakes.

The undersigned acknowledge that they are the only four children of Laura Eakes, deceased, that there were never any other children, and that they are the only heirs at law and have authority to convey the entire interest in this property.

This is unimproved ( ) improved (X) property, known as 4712 Kentucky Avenue, Nashville, Tennessee 37209
(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 hand s this 20th day of June, 19 91

William Edward Eakes, Sr.
WILLIAM EDWARD EAKES, SR.

Ronald Douglas Eakes, Sr.
RONALD DOUGLAS EAKES, SR.

David Walter Eakes, Sr.
DAVID WALTER EAKES, SR.

Brenda Gale Nokes
BRENDA GALE NOKES

STATE OF TENNESSEE }
Davidson County }

BOOK 8400 PAGE 603

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM EDWARD EAKES, SR., DAVID WALTER EAKES, SR., RONALD DOUGLAS EAKES, SR., and BRENDA GALE NOKES, being ALL of the heirs at law of LAURA EAKES, deceased,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 19 91.

Janet L. Davis
Notary Public

Commission Expires 11-21-92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

3 1. 7. 6. 7.

IDENTIFICATION REFERENCE

JUL 18 1 41 PM '91

FELIX [illegible]
REGISTER

2771 07/18 0101 CHECK 99.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 604

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

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	6.00
TOTAL	99.50
CHECK	99.50

07/18/91 01 13:43 0001 2771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7 6 7.

IDENTIFI REFERENCE

JUL 18 1 42 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 441767