A63667

BOOK 8419 PAGE 970

THIS DOCUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street, Suite 105
Nashville, TN 37219
Box 35

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Ellis P. Jakes	Same	71-1-13
6089 Clarksville Hwy.		71-1-92
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00), Cash in hand paid by ELLIS P. JAKES, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, MRS. ANN GUESS (being one and the same person as Mary Ann Guess), HARRY GUESS, JR., CAROLE GUESS LINDSEY, MR. FRANCIS GUESS, ANN GUESS NGA, and TINA GUESS, have this day bargained and sold and do hereby transfer and convey unto the said ELLIS P. JAKES, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See EXHIBIT "A" - DESCRIPTION attached hereto.

AUG 13 3 39 PM '91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Subscribed and sworn to before me this the 12th day of August, 1991.

Ellis Jakes
Affiant

Carolyn L. Fleenor
Notary

My commission expires:
Mar. 4, 1995

CAROLYN L. FLEENOR
NOTARY AT LARGE
STATE OF TENNESSEE

This is improved property known as 2213-2221 Whites Creek Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his heirs and assigns, forever, and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, EXCEPT for those matters set forth on EXHIBIT "B" attached.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 12 day of August, 1991.

Mrs Ann Guess
MRS. ANN GUESS, being one and the same person as Mary Ann Guess

Mrs. Ann Guess
HARRY GUESS, JR., by his Attorney-in-Fact, Mrs. Ann Guess

Mrs. Ann Guess
CAROLE GUESS LINDSEY, by her Attorney-in-Fact, Mrs. Ann Guess

Mrs Ann Guess
MR. FRANCIS GUESS, by his Attorney-in-Fact, Mrs. Ann Guess

Mrs. Ann Guess
ANN GUESS NGA, by her Attorney-in-Fact, Mrs. Ann Guess

Mrs. Ann Guess
TINA GUESS, by her Attorney-in-Fact, Mrs. Ann Guess

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Carolyn R. Fleenor, a Notary Public in and for said County and State, MRS. ANN GUESS, being one and the same person as Mary Ann Guess, the within named bargainor, with whom I am personally acquainted (or proved, to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 1991.

Carolyn R. Fleenor
Notary Public

My commission expires: Mar 4, 1995

CAROLYN R. FLEENOR NOTARY AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Carolyn R. Fleenor a Notary Public in and for the State and County aforesaid, personally appeared MRS. ANN GUESS, to me known (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of Harry Guess, Jr., Carole Guess Lindsey, Mr. Francis Guess, Ann Guess Nga, and Tina Guess, and acknowledged that she executed the same as the free act and deed of the said Harry Guess, Jr., Carole Guess Lindsey, Mr. Francis Guess, Ann Guess Nga, and Tina Guess.

Witness my hand and seal at Nashville, Tennessee, this the 12th day of August, 1991.

Carolyn R. Fleenor
Notary Public

My commission expires:
Mar 4, 1995

CAROLYN R. FLEENOR NOTARY AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

to Deed from
Mrs. Ann Guess, et al,
to
Ellis P. Jakes

DESCRIPTION:

Land in Davidson County, Tennessee, described as follows:

Land in the 12th, formerly the 21st, Civil District of said County and State, being Lots Nos. 1 and 2 and part of Lot No. 3 on the Map of Bransford Realty Company's Subdivision of the Charles B. Green land on the Whites Creek Pike, described according to a survey made July 1, 1991, by David Demerich, as follows:

Beginning at a point on the northerly margin of Whites Creek Pike, at the southwest corner of the land conveyed to Third National Bank in Book 5347, page 317, Register's Office for Davidson County, Tennessee; thence with said northerly margin of Whites Creek Pike and with a curve in a westerly direction 463.25 feet to a point at the beginning of a curve; thence with said curve in a northwesterly direction 41.44 feet to a point in the easterly margin of Toney Road; thence with said easterly margin of Toney Road, North 22 deg. 00 min. East, 981.46 feet to a point; thence South 42 deg. 42 min. 57 sec. East 509.5 feet to a point; thence South 18 deg. 49 min. 03 sec. West 406.4 feet to a point; thence South 41 deg. 22 min. 58 sec. West 66.52 feet to a point; thence South 9 deg. 17 min. 03 sec. West 66.0 feet to a point; thence South 25 deg. 17 min. 03 sec. West 100.0 feet to a point; thence South 15 deg. 17 min. 03 sec. West 100.0 feet to a point; thence South 18 deg. 49 min. 27 sec. West 91.47 feet to the point of beginning, containing 9.74 acres according to said survey.

Being the same property conveyed to Mary Ann Guess, Harry Guess, Jr., William O. Guess, Carole Guess Lindsey, Mr. Francis Guess, Ann Guess Nga, and Tina Guess, by quitclaim deed from Third National Bank of record in Book 6369, page 683, Register's Office of Davidson County, Tennessee; the said William O. Guess conveyed his interest to Mary Ann Guess and Harry Guess, Jr. by deed of record in Book 6380, page 669, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Mrs. Ann Guess, a widow, by deed from J. O. Covington and wife, Wilma Jean Covington, of record in Book 4385, page 181, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

to Deed from Mrs. Ann Guess, et al, to Ellis P. Jakes

ENCUMBRANCES:

1. Taxes for 1991: A lien, but not yet due or payable.

2. Easement for power lines from T. A. Green, et al, to Nashville Railway and Light Company, with rights of ingress and egress and other rights and privileges, set out in Book 701, page 768, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 6335, page 900, in said Register's Office.

4. Easements for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 6548, page 128, and Book 6369, page 461, in said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6280, page 55, in said Register's Office.

6. All matters shown on survey of David Demerich, dated July 1, 1991, including TVA easement and sewer easements.

$21.00 MTG TAX

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8419 PAGE 975

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT
150000.00
CON TX 555.00
PRFEE 1.00
[illegible] 15.00
TOTAL 571.00
CHECK 571.00
15139 0001 3388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38530

REGISTER'S OFFICE

AUG 13 3 38 PM '91

No. 449940