THIS INSTRUMENT PREPARED BY RAY HOLLIS, ATTORNEY, WAYNESBORO, TENN. 38485

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WARRANTY DEED **FORM 20 (REV. 4-69)**

For and in Consideration of the sum of EIGHT THOUSAND AND NO/100 ($8000.00)----------

---------- **Dollars,**

cash in hand paid to me by James Kenneth Eells, the receipt of which is hereby acknowledged, I, Dona June Eells,

1139 04/14/81 0101 01CASH 1[illegible].00

[illegible] 14 [illegible]

[illegible] DAVIDSON [illegible]

39153

have bargained and sold, and by these presents do transfer and convey unto the said

James Kenneth Eells, his **heirs and assigns. a certain tract**

or parcel of land in Davidson **County, State of Tennessee, as follows:**

All of my right, title, and interest in and to the following real estate:
Situated at Ridgetop in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the south margin of Highland Avenue, at the northwest corner of a lot formerly owned by Tyler Calhoun and wife now owned by Thomson and runs thence south 57 deg. East 103 feet to a stake in the said Thompson line; thence south 44¼ deg. West 101.5 feet to an oak stump; thence south 17½ deg. East 367 feet to a stake; thence south 42½ deg. West 146 feet to an oak tree; thence north 82½ deg. West 133.5 feet to an oak tree; thence north 10-3/4 deg. West 175.5 feet to an oak tree; thence north 32-3/4 deg. West 226.5 feet to a stake in the south edge of said Avenue; thence along the south edge or margin of said Avenue, north 52 deg. 25' East 333 feet to the beginning, containing 2.9 acres, more or less.

The foregoing real estate was conveyed to James Kenneth Eells and wife, Dona Jane Eells, by Paul B. Prescott and wife, Karen P. Prescott, by deed dated October ____, 1977, and recorded in the Register's Office of Davidson County, Tennessee, in Deed Book No. 5215, page 814.

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OWNER'S ADDRESS:

James Kenneth Eells
P. O. Box 515
Ridgetop, TN 37152

mail

PROPERTY ADDRESS:

1005 Highland Avenue
Ridgetop, Tenn. 37152

MAP 2 PARCEL 1

all of my right, title, and interest in and to

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said James Kenneth Eells, his heirs and assigns, forever. And I do covenant with the said James Kenneth Eells that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said James Kenneth Eells, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 13th day of April, 1994

Dona June Eells

RESPONSIBLE FOR 1994 TAXES:

James Kenneth Eells
P.O. Box 515
Ridgetop, TN 37152

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE WAYNE COUNTY

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $transaction between husband and wife, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James Kenneth Eells
Affiant

RAY HOLLIS NOTARY PUBLIC AT LARGE WAYNE COUNTY, TENN.

Subscribed and sworn to before me, this the 13th day of April, 19 94

Ray Hollis
Notary Public

My commission expires Sept. 30, 1997

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE WAYNE COUNTY

Ray Hollis, a Notary Public in

Personally appeared before me, and for said County and State, the within named

Dona June Eells,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

RAY HOLLIS NOTARY PUBLIC AT LARGE WAYNE COUNTY, TENN.

Witness my hand and official seal, at Waynesboro, Tennessee, this 13th day of April, 19 94.

My Commission Expires Sept. 30, 19 97

Ray Hollis
Notary Public.

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

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