BOOK 9749 PG 98

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. Ellis Jakes	Same	Map 15
6089 Clarksville Hwy		Parcel 52
Joelton, TN 37080		

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,000.00 .

Ellis Jakes
Affiant

SWORN TO AND SUBSCRIBED before me this the 2 day of August 1995.

Notary Public

My Commission Expires: 1-27-96

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, VELMA SPAIN SHORT, E. LEON SPAIN and MARGARET SPAIN EVERETT, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto ELLIS JAKES, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February 9, 1948, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of the Nashville and Springfield Road, at the southwest corner of the property belonging to Edward Shelby; thence, South 89° 20' East 240.3 feet to a stake; thence, South 9° 10' East 165 feet to a stake and post; thence, South 50° 30' West 71.5 feet to a stake; thence, South 84° 50' West 168.2 feet to the center of the Nashville and Springfield Road; thence, with the center line of the same, North 10° 30' West 230 feet to the point of beginning, containing 1.16 acres more or less.

BEING the same property as conveyed to E. Leon Spain, Velma Spain Short, Helen Spain Donahoue, Margaret Spain Everette and William Donald Spain by deed from Beulah Spain of record in Book 5305, page 474, Register's Office for Davidson County, Tennessee. The said William Donald Spain having conveyed his one-fifth interest to Velma Spain Short by deed of record in Book 6771, page 356, and the said Helen Spain Donahoue having conveyed her one-fifth interest to Velma Spain Short by deed of record in Book 7428, page 450, Register's Office for Davidson County, Tennessee. Margaret Spain Everett and Margaret Spain Everette being one and the same person.

This property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises and to taxes for the year 1995, a lien but not yet due and payable.

This is unimproved property located: 7400 Whites Creek Pike Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1995 which the Grantee herein assumes and agrees to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2 day of August 1995.

0085132
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Velma Spain Short
VELMA SPAIN SHORT

E Leon Spain
E. LEON SPAIN

Margaret Spain Everett
MARGARET SPAIN EVERETT

Personally Known ☐ OR Produced Identification ☒
Type of I.D. Produced Ellis 577 23 7200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VELMA SPAIN SHORT and E. LEON SPAIN, the bargainors, 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, on this the 2 day of August 1995.

Notary Public

My Commission Expires: 1-27-96

Iwitnessed and notarized the signature of Margaret Spain Everett ONLY.

STATE OF FLORIDA)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET SPAIN EVERETT, the 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 Orlando, Florida, on this the 20 day of July 1995.

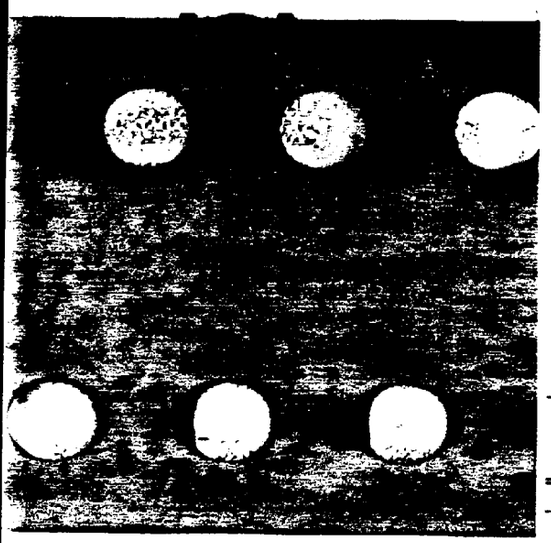
Notary Public

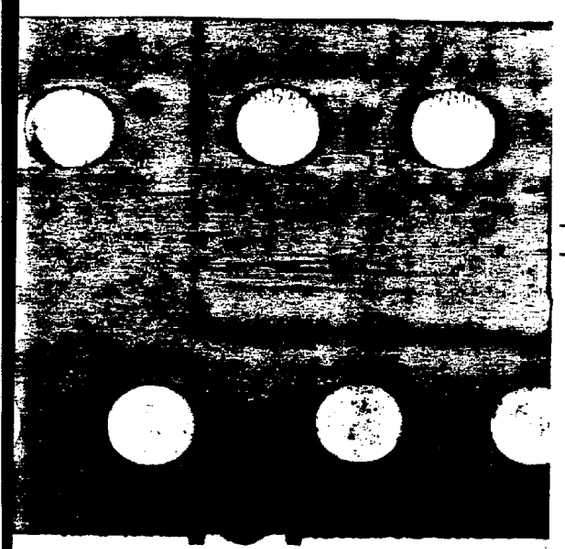
My Commission Expires:

OFFICIAL NOTARY SEAL
MILDRED GREEN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC226590
MY COMMISSION EXP. OCT. 26,1996

C:\HMB\REAL\SHORT.WD\2245-650

7733 08/02 01 CHECK 105.20
MILDRED GREEN





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

RECEIVED OF _____

FOR _____

BOOK 9749 PG 100

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
TOTAL	105.20
CHECK	105.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/95 01 11:02 0001 7733

95 AUG -2 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0085132
IDENTIF. ↑ REFERENCE

No. 536767