BOOK 10232 PG 850

WARRANTY DEED

PREPARED BY:

Mail

C. Patterson Cron
Woodard, Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Dawn Miller Jakes
Affiant

Sworn to and subscribed before me on this the 15th day of October, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
DAVID MILLER JAKES
2804 Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 53-8-135

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., GEORGIANNA GWEN WARREN, SHEILA SAMS FARRELL, and TOM B. SAMS, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto DAVID MILLER JAKES, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lots Nos. 11 and 12 of the Life & Casualty Insurance Company Subdivision of the Dabbs & Elliott property, as shown on map recorded in Book 547, Page 97, R.O.D.C. Tennessee.
>
> Said Lots Nos. 11 and 12 front 50 feet each on the westerly side of 30th Street and run back between parallel lines 144 feet to a 10 foot alley, Lot No. 12 running along a margin of Pitts Avenue.
>
> Being the same property conveyed to William Bryan Jakes, Jr. and Lula Pauline Jakes Sams, of record in Book 7893, page 816, Register's Office for Davidson County, Tennessee. The said Lula Pauline Jakes Sams has since died intestate and Tom B. Sams, Sheila Sams Farrell and Georgianna Gwen Warren are all of her heirs at law.

This is improved property known as 2804 Lakeshore Drive, 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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1996 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of October, 1996.

William Bryan Jakes Jr.
WILLIAM BRYAN JAKES, JR.

Georgianna Gwen Warren
GEORGIANNA GWEN WARREN

Sheila Sams Farrell
SHEILA SAMS FARRELL

Tom B. Sams
TOM B. SAMS

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., GEORGIANNA GWEN WARREN, SHEILA SAMS FARRELL and TOM B. SAMS, 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 15th day of October, 1996.

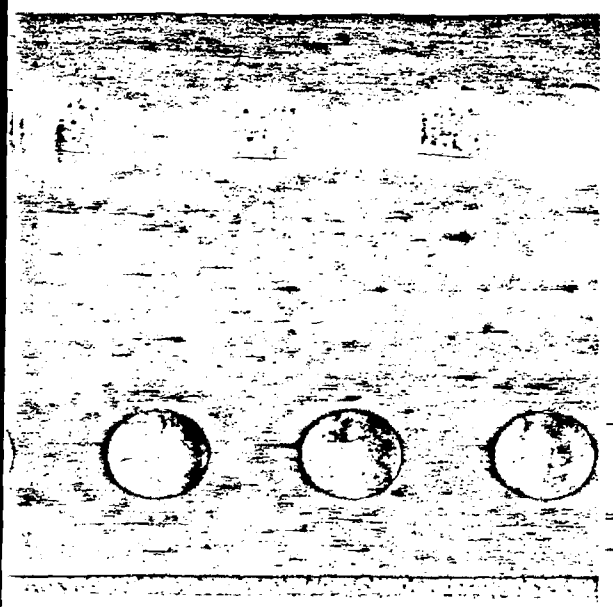
Charles A. Cross
NOTARY PUBLIC

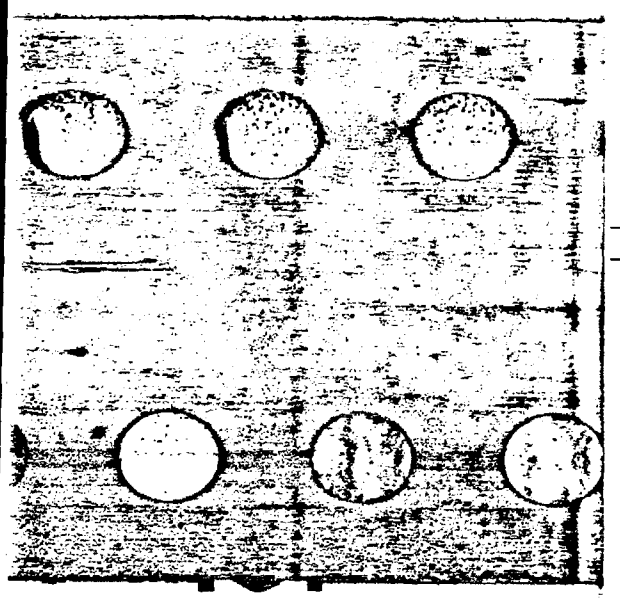
My Commission Expires: 3-27-99

0238658
IDENTIF. REFERENCE

96 OCT 22 AM 9:53
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

2738 10/22 0101 03CHECK 101.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10232 PG 852

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

10/22/96 01 10:01 0001 2738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238658
IDENTIF. ↑ REFERENCE

96 OCT 22 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079723

No. [redacted]