This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 11610 PAGE 365

L&L# 541B

ADDRESS NEW OWNER:
Geraldine Clark Mouse
3500 Hobson Pike
Hermitage, Tennessee 37076-3849

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **124.00**
GROUP
PARCEL **61**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lee Eakes and wife, Connie Eakes** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Geraldine Clark Mouse**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

3117 08/06 0101 03CHECK 677.00

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654 and as drawn by T & H Land Surveyors, and described as follows:

Beginning at a point in the southerly margin of Hobson Pike, said point being the most westerly line of the Co-Op Properties, Inc. Farm in the southerly margin of Hobson Pike; thence North 84 degrees 14 minutes East in the southerly margin of Hobson Pike 50 feet to a point; thence South 4 degrees 16 minutes West 1157.70 feet to a point; thence North 82 degrees 53 minutes East 579.65 feet to a point; thence South 6 degrees 20 minutes West 1033 feet to a point; thence North 83 degrees 40 minutes West 585 feet to a point; thence North 5 degrees 13 minutes East 230 feet to a point; thence North 4 degrees 16 minutes East 1819 feet to the point of beginning, containing 14.52 acres, more or less.

Included in the above description, but excluded from this conveyance is the following described property:

Beginning at a U. S. Corp of Engineers Concrete Monument No. 908-1, said point being the northwesterly corner of subject tract and the southeasterly corner of property of Tennessee Auto Mart, Inc., Book 8722, page 810; Thence leaving said monument and with the remaining land of Lee Eaks, South 86° 39' 14" East, 597.09 feet to an iron rod; Thence with property of James A. Pearson, Book 5618, page 958, South 8° 10' 57" West, 394.67 feet to an iron rod; Thence with property of The Nature Conservancy, Book 8587, page 355, being Parcel No. 147, Property Map 138, North 81° 41' 08" West, 584.76 feet to an iron rod; Thence with property of U. S. Corp of Engineers, being J. Percy Priest Reservoir Project, North 6° 28' 43" East, 343.13 feet to the point of beginning and containing 5 acres, more or less.

The above description is based upon the survey prepared by Robert Lee Spears, Registered Land Surveyor, #126, 4075 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122.

Being the same property conveyed to Lee Eakes and wife, Connie Eakes by deed from G. Ward Lovell, Jr. and wife, Caroline T. Lovell dated November 21, 1983, of record in Deed Book 6183, Page 125 & 389\449, Register's Office for Davidson County, Tennessee.

This is improved property known as 3500 Hobson Pike, Hermitage, Tennessee 37076-3849. Possession is to be given on August 3, 1999.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do 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 warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of August, 1999.

Lee Eakes

Connie Eakes

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lee Eakes and wife, Connie Eakes**, 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 office this 3rd day of August, 1999.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 2/9/2003

JOHN M. LEE NOTARY PUBLIC WILSON CO. TENN.

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

MAIL ENV.

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 1999.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 2/9/2003

JOHN M. LEE NOTARY PUBLIC WILSON CO. TENN.

99 AUG -6 PM 3:45

RECEIVED FOR IDENTIFICATION & REFERENCE

06215490

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0621549

IDENTIF. & REFERENCE

99 AUG -6 PM 3:05

REGISTER'S SITE
DAVIDSON CO., TN.

CAMT	180000.00
CON TX	666.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	677.00
CHECK	677.00

08/06/99 01 15:11 0001 3117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501307