PREPARED BY (AND RETURN TO)

Clarence Elkins
Attorney at Law
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Smyrna, TN 37167
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Davidson County DEEDWARR
Recvd: 09/25/03 14:14 2pgs
Fees:12.00 Taxes:0.00
20030925-0142342

ADDRESS OF NEW OWNERS:

Carl G. Eakes and wife
Mary Carlene Eakes
906 Drummond Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:

Carl. G. Eakes and wife
Mary Carlene Eakes
906 Drummond Drive
Nashville, TN 37211

TAX MAP-PARCEL NUMBERS: 119-16-44 6DA 49660

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor Carl Glenn Eakes, has bargained and sold, and by these presents does hereby transfer and convey unto his wife, Mary Carlene Eakes, hereinafter called the Grantee, as tenant by the entireties, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the map of Battlewood Subdivision, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 140 fronts 139.95 feet on the westerly side of Drummond Drive, and runs back 155 feet on the northerly line and 166 feet on the southerly line to a dead line in the rear on which it measures 140.49 feet.

BEING the same property conveyed to Agnes Eakes Grammer by deed from Jo Anne B. Forehand, of record in Book 4301, page 377, said Register's office. Agnes Eakes Grammer has since died. The will of Agnes Eakes Grammer of record in Will Book 171, page 429, Probate Court Clerk's Office for Davidson County, Tennessee devised subject property to Carl Glenn Eakes.

The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 913 Drummond Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto unto the said Carl Glenn Eakes and his wife Mary Carlene Eakes, and their successors and assigns, in fee simple absolute forever.

The Grantor Covenants that he is lawfully seized and possessed of said real estate and that he has full power and lawful authority to sell and convey the same; that the title thereto is

free, clear and unencumbered except for any restrictions of record; and that he will forever warrant and defend the same against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF THIS 25 day of September, 2003.

Carl Glenn Eakes, Grantor

State of Tennessee
County of Davidson

On this 25 day of September, 2003, before me the undersigned authority, personally appeared Carl Glenn Eakes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: May 30, 2007

JENNIFER BAILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration for the property transferred is zero dollars ($0.00) and that no oath of value is required for this transaction because this transfer is to create a tenancy by the entirety estate by conveyance from one spouse to the other T.C.A. 67-4-409

Mary Carlene Eakes, Grantee, Affiant

Sworn and subscribed before me on the 25 day September 2003.

Notary Public

My Commission Expires May 30, 2007

JENNIFER BAILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN