K 1881

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and 00/100 **DOLLARS**

cash in hand paid by Harry H. Husband and wife, Ann Joyner Husband, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Lewis G. Akin and wife, Billy Sparks Akin **have bargained and sold, and by these presents do transfer and convey unto the said** Harry H. Husband and wife Ann Joyner Husband **their heirs 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 7th, formerly 11th, Civial District of Davidson County, Tennessee, being Lot No. 19 on the Plan of Overton Park, as of record in Plan Book 2, page 171, of the Chancery Court at Nashville, and described as follows:

Beginning on the easterly margin of Maxwell Avenue at the corner of Lots 19 and 20 on said map; thence with the easterly margin of said Avenue, southwardly 300 feet to the northerly line of the W. D. Hardeman property; thence with said line South 80½° East 500 feet to the westerly line of Lot 17; thence with said line northwardly 365 feet to the common corner of Lots 16, 17, 19 and 20; thence with the line between Lots 19 and 20, westwardly 375 feet to the beginning.

Together with an easement for a 50-foot right-of-way, as set out in the deed from J. H. Dickinson and wife, to Edward Potter, Jr., and wife, dated November 5, 1936, of record in Book 1001, page 529, Register's Office for said County, which right-of-way is taken off the south-easterly side of Lot 15 (bodering on the northwesterly side of Lot No. 16) and off the easterly side of Lot No.20 (bordering on the westerly side of Lot No. 16) and off the south side of Lot 20 (bordering on the north side of Lot No. 19) for the prupose of a private road.

Being the same property conveyed to Lewis G. Akin and wife, Billy Sparks Akin, by deed from Clara E. Seale a widow, of record in Book 1344, page 689, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry H. Husband and wife Ann Joyner Husband, **their heirs and assigns, forever.**

And we **do covenant with the said** Harry H. Husband and wife Ann Joyner Husband **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 for 1950 taxes, which are prorated as of this date, and assumed by buyer.

And we, Lewis G. Akin and wife, Billy Sparks Akin **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harry H. Husband and wife Ann Joyner Husband **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 6th **day of** September, **19**50.

Lewis G. Akin

Billy Sparks Akin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Callie Yarbrough, **a Notary Public in and for said County and State, the within named** Lewis G. Akin and wife Billy Sparks Akin

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

Witness my hand and official seal at office, this 6th **day of** September, **19**50

Commission expires ~~My Commission Expires OCT. 10, 1950~~

Callie Yarbrough
Notary Public

CALLIE YARBROUGH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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