K 2279

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - $10.00 - - - - - - - - - - - - - - -
TEN AND NO/100 - DOLLARS
Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note executed by grantors herein, dated March 20, 1953, for the original amount of $11,850.00, payable to Home Federal Savings & Loan Association, with interest at 5½% per annum and service fee of 1/2% per annum, all payable $100.01 monthly, and secured by a deed of trust of record in book 2171 page 419, Register's Office for Davidson County, Tennessee, we Milton L. Gentry and wife, Billie C. Gentry
have bargained and sold, and by these presents do transfer and convey unto the said
CHARLES W. AKERS and wife, MARTHA RUSSELL AKERS
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 Third Civil District of Davidson County, Tennessee, being a tract marked "7.93 acres more or less" lying along the southwesterly lines of Lots Nos. 1 to 26, both inclusive, on the Map of W. E. Quinn Jr's. Lebanon Road Subdivision, as of record in Book 1424, page 111, Register's Office for said county, and described as follows:
BEGINNING at a concrete monument in the southerly margin of Lebanon Pike or Road, being the northwest corner of Lot 1 of said Quin Subdivision; thence along the west line of said Quin lot south 38° 40' east, passing a concrete monument at 275 feet, a total distance of 1392 feet to the center line of Mill Creek; thence with the center line of same, south 76° 30' west 398.7 feet to a point and continuing with the center of said creek, south 85° west 9.4 feet to a point; thence north 30° 57' west 1216.9 feet to the south margin of Lebanon Pike; thence with the margin of the same, north 47° 57' east 202.6 feet to the beginning; described according to a survey dated May 22, 1954 by John M. Sullivan, County Surveyor, and containing 8.66 acres, according to said survey.

Being the same property conveyed to Milton L. Gentry and wife, Billie C. Gentry, by deed from Sarah Hester, widow, of record in Book 2036, page 157, 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 Charles W. Akers and wife, Martha Russell Akers, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 herein set out and by 1954 taxes, which the grantees herein assume and agree to pay.
And we, Milton L. Gentry and wife, Billie C. Gentry
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26 day of May, 19 54.

Milton L Gentry
Billie C Gentry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named
Milton L. Gentry and wife, Billie C. Gentry
L. D. Richards
the bargainor s, 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 Nashville, Tennessee, this 26 day of May, 19 54.

Commission expires April 23, 1958

L. D. Richards
Notary Public

G 445