BK 2644

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by William B. Akers and wife, Jo Ann D. Akers, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Elizabeth Southgate Elam and husband, Roy O. Elam, Sr.,

have bargained and sold, and by these presents do transfer and convey unto the said William B. Akers and wife, Jo Ann D. Akers,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly half of Lot No. 18 on the Plan of A. M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for said County.
Said part of Lot No. 18 fronts 100 feet on the northerly side of Park Circle and runs back 196.5 feet on the westerly line and 201 feet on the easterly line to a point half way between Park Circle and Jackson Boulevard, measuring 100 feet, more or less, on the rear line.
Being the same real property conveyed to Elizabeth Southgate Elam by deed from Jessie P. Robinson and husband, dated June 14, 1932, filed for record June 17, 1932, of record in Book 898, page 20, 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 William B. Akers and wife, Jo Ann D. Akers,

their heirs and assigns, forever.

And we do covenant with the said William B. Akers and wife, Jo Ann D. Akers,

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 1957 Taxes which have been prorated and assumed by the Grantees herein.

And we, Elizabeth Southgate Elam and husband, Roy O. Elam, Sr.

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William B. Akers and wife, Jo Ann D. Akers,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of April, 19 57

Elizabeth Southgate Elam
Roy O. Elam Sr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County, and State, the within named Elizabeth Southgate Elam and husband, Roy O. Elam, Sr.

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 office, this 19th day of April, 1957

Commission expires October 23, 1957

Lenora Underwood
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day
of APR A.D. 1957 at 9:35 o'clock A M
Noted in Book 8 Page 826
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By

PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.
NASHVILLE, TENNESSEE

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PIRTLE-WOODARD REALTY CO.
NASHVILLE, TENNESSEE

WARRANTY DEED
FROM
Elizabeth Southgate Elam Et Vir
TO
William B. Akers Et Ux
36864
$24,000.00

PG 398