K 2878

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Sixteen Thousand and No/100 ----------
----------($16,000.00) ----------DOLLARS
Cash in hand paid by William H. Jackson and wife, Elva Ruth Jackson, the receipt of which is hereby acknowledged, we,

James Clark Akers, III and wife, Eleanor L. Akers

have bargained and sold, and by these presents do transfer and convey unto the said William H. Jackson and wife, Elva Ruth Jackson

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

Land in Davidson County, Tennessee, lying and being in the 9th Civil District of said County, and described as follows: Beginning at a pile of stone being the corner of the Herndon and Harrison's land on Poplar Creek Road north 30° east 21-6 poles to a stake; thence north 27° east 18-8 poles to a stake; thence north 56° east 28.4 poles; thence north 72° east 12.75 poles to a stake, Garland's corner; thence south 2° west 35-5 poles to a stake with an elm pointer; thence north 81½° east 28-25 poles to a stake, beech pointers; thence south 2° west 28 poles, more or less, to an iron pipe in the May's line; thence north 87½° west 82 poles, more or less, to the beginning, containing 18 acres, more or less.

Being the same property conveyed to James Clark Akers, III, by deed from William E. Rollow and Natalie M. Rollow, of record in Book 1679, page 301, Register's Office for said County.

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 H. Jackson and wife, Elva Ruth Jackson their heirs and assigns, forever.

And we do covenant with the said William H. Jackson and wife, Elva Ruth Jackson 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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, James Clark Akers III and wife, Eleanor L. Akers 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 H. Jackson and wife, Elva Ruth Jackson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of February, 1959

James Clark Akers III

Eleanor L. Akers

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