K 2996

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five ($5.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Billy G. Akin and wife, Betty B. Akin have bargained and sold, and by these presents do transfer and convey unto the said Charlie W. Smith and wife, Louise K. Smith 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, being Lot No. 249 on the Plan of Whispering Hills, Section II-B, as of record in Book 2331, page 155, Register's Office for said County.

Said Lot No. 249 fronts 100 feet on the southerly side of Watsonwood Drive, and runs back between lines measuring 176.3 feet on the easterly line, and 200.7 feet on the westerly line, to the rear line measuring 130.4 feet thereon.

Being the same property conveyed to Billy G. Akin by deed from Andrew Ewing, Trustee, of record in Book 2636, page 310, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2604, page 1; and also Plan of record in Book 2331, page 155, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie W. Smith and wife, Louise K. Smith their heirs and assigns, forever.

And we do covenant with the said Charlie W. Smith and wife, Louise K. Smith 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 by taxes for the year 1959 which have been pro-rated and paid.

And we, Billy G. Akin and wife, Betty B. 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 Charlie W. Smith and wife, Louise K. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of December 1959

Billy G. Akin

Mrs. Betty B. Akin

G 485