BK 2997

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN AND NO/100 - DOLLARS

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

We, Gillon O. Smith and wife, Madelon W. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Edgar D. Akin, Sr., his

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. 284, Section C-1 and part of Section C, Village of Old Hickory, of record in Book 1424, page 130, Register's Office for said County, described as follows:

Beginning on the west side of Elliston Street, at the corner of Lots Nos. 283 and 284; thence with the line between said lots westerly 61.1 feet to the east line of Lot No. 285; thence with the line between lots Nos. 284 and 285, southerly 80 feet to the northeasterly line of the Tennessee Central Railroad right-of-way's property; thence with the said right-of-way southeasterly 39.3 feet; thence northeasterly 49.1 feet to the westerly margin of Elliston Street; thence with said street northerly 70.9 feet to the beginning.

Being the same property conveyed to Gillon O. Smith et ux, Madelon W. Smith, by deed from E. I. duPont DeNemours & Co., of record in Book 2015, page 258, 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 Edgar D. Akin, Sr. his heirs and assigns, forever.

And we do covenant with the said Edgar D. Akin, Sr. 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. 1959 taxes are prorated and paid.

And we, Gillon O. Smith and wife, Madelon W. Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edgar D. Akin, Sr. his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of December, 19 59

Gillon O. Smith

Madelon W. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named Gillon O. Smith and wife, Madelon W. Smith

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 7th day of December, 19 59

My Commission Expires Oct. 30, 1961

Nola Vandergriff
Notary Public

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