For and in consideration of the sum of ----------TEN DOLLARS IN CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS ----------DOLLARS

Cash in hand paid by JAMES L. TIPPIT AND WIFE, LUCILLE TIPPIT, receipt of which is hereby acknowledged,

We, WILLIAM AKERS AND WIFE, MARY B. AKERS have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. TIPPIT AND WIFE, LUCILLE TIPPIT 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 the northerly 60 feet of the southerly 180 feet of the westerly 100 feet of Block No. 35 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Part of Block No. 35 fronts 60 feet on the easterly side of 50th. Avenue North, formerly 9th. Street, and runs back between parallel lines with the southerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to William Akers and wife, Mary B. Akers, by deed from Walter T. Smith and wife, Sue Smith, of record in Book 2693, page 346, 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 JAMES L. TIPPIT AND WIFE, LUCILLE TIPPIT their heirs and assigns, forever.

And we do covenant with the said JAMES L. TIPPIT AND WIFE, LUCILLE TIPPIT 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.

And we, WILLIAM AKERS AND WIFE, MARY B. 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 JAMES L. TIPPIT AND WIFE, LUCILLE TIPPIT their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st. day of February, 1960

William Akers

Mary B Akers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named WILLIAM AKERS AND WIFE, MARY B. AKERS

the bargainors, 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 1st. day of February, 1960

Commission expires January 24th. 1961

Marbut G. Gaston
Notary Public

70380

WARRANTY DEED

FROM

WILLIAM AKERS AND WIFE,

MARY B. AKERS

TO

JAMES L. TIPPIT AND WIFE,

LUCILLE TIPPIT

File: Gaston Realty Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2 day of FEB A.D. 1960 at 2:15 o'clock P.M.
Noted in Book 45 Page 96
Recorded in Book 2303
Recording Fee $2.00
JAMES P. WILSON, Register
By Mary Lou Lindsay D.C.

DOCUMENTARY $.15
DOCUMENTARY $.10
INTERNAL REVENUE $.10