BK 3186

WARRANTY DEED

FROM 31222

G. H. Akins, et ux

TO

Oscar C. Akins, et ux

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

WARRANTY DEED

For and in Consideration of the sum of One and no/100----------

----------($1.00)---------- DOLLARS

cash in hand paid by Oscar C. Akins and wife, Betty Hopkins Akins, and the love and affection which we, G. H. Akins and wife, Frankie Roberts Akins, have for our brother, Oscar C. Akins and wife, Betty Hopkins Akins, the receipt of all of which is hereby acknowledged,

we, G. H. Akins and wife, Frankie Roberts Akins

have bargained and sold, and by these presents do transfer and convey unto the said Oscar C. Akins and wife, Betty Hopkins Akins, their

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

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being lot No. 1 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey, as follows:
Beginning at a point in the southeasterly margin of Bull Run Road at the common corner of lot Nos. 1 and 2 on said survey, said point lying south 59° 30' west 422.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband, of record in book 2700, page 359, Register's Office for said County; thence with said margin, south 59° 30' west 110 feet to an iron pin in the center of a ditch; thence with the center of said ditch, south 18° 41' east 174 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek along said Taylor's northwesterly line, northeasterly to the southerly corner of lot No. 2 on said survey; thence with the line between said lots Nos. 1 and 2 on said survey, north 30° 30' west 173 feet to the beginning.
Being part of the real property conveyed to G. H. Akins and wife, Frankie Roberts Akins, by deed from J. L. Gallaher, dated January 31, 1961, filed February 1, 1961, and recorded in book 3180, page 134, said Register's Office.

PG 95