BK 3186

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WARRANTY DEED
FROM 31221
G. H. Akins, et ux
TO
James Herman 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 James Herman Akins and wife, Dorothy Taylor Akins, and the love and affection which we, G. H. Akins and wife, Frankie Roberts Akins, have for our brother, James Herman Akins and wife, Dorothy Taylor 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 James Herman Akins and wife, Dorothy Taylor 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. 2 on a survey made by Donald R. Carver, Surveyor, January 20, 1960, described according to said survey as follows:
Beginning at a point on the southeasterly margin of Bull Run Road at the common corner of lots Nos. 2 and 3 on said survey, said point lying south 59° 30' west 322.4 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 100 feet to the northwest corner of lot No. 1 on said survey; thence with the line between said lots Nos. 1 and 2 on said survey, south 30° 30' east 173 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek and said Taylor's northwesterly line, northeasterly to the southerly corner of lot No. 3 on said survey; thence with the line between lots Nos. 2 and 3 on said survey, north 30° 30' west 161 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 inbook 3180, page 134, said Register's Office.

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