BK 3643

WARRANTY DEED — ATTORNEYS TITLE COMPANY

Tax Parcel No. 20-29505

GRANTEE'S NAME AND MAILING ADDRESS TO: John Denny Dietz

ADDRESS: Mt View Road Nashville,Tennessee

For and in Consideration of the sum of ($10.00)----------

TEN AND NO /100---------- DOLLARS cash in hand paid and other good and valuable consideration, the receint of all of which is hereby acknowledged, and for the futher consideration of the assumption by the grantees herein of the remaining balance owing under the terms of a deed of trust executed by D.B.Akins and wife,to Everett A .Covington,Jr.,Trustee,as of record in Book 2668,Page 613,to secure Security Federal Savings and Loan Association of Nashville,a note dated Sept 9,1957,for $13,000.00, with interest at 6% per annum, both principal and interest payable $93.14 monthly, beginning Oct 1,1957.

We, D.B.Akins and wife, Helen G.Akins, have bargained and sold, and by these presents do transfer and convey unto the said John Denny Dietz and wife, Dorothy P.Dietz 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 2nd,formerly the 5th Civil District of Davidson County,Tennessee, being shown as Tract 4, on the unrecorded Map of the Douglas Akins Property, and described according to a copy of a survey thereof made September 16,1963,by B.G.Johnson, Surveyor as follows:

Beginning at a point in the centerline of Mt .View Road , formerly Old Franklin Road at the corner of Tracts 3 and 4;thence with the line between said tracts,North 42° 51' West 921.9 feet to a point;thence North 86° 51' West 158.9 feet to a point;thence South 2° 40'West 397 feet to a corner of Tracts 4 and 5;thence with the line between said Tracts,South 37° 20' East 845.7 feet to a point in the canterline of Mt.View Road ;thence with the centerline of the same,northeasterly 480 feet more or less to the point of beginning,containing 9.27 acres, more or less.

Being part of the property conveyed to D.B.Akins and wife,Helen G.Akins, by deed from Daisy D.Harding, a widow, as of record in Book 2696,page 509, said Register's Office.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS: Improved and Known Mt View Road (No. / Street) Nashville (City) Tennessee (State)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Denny Dietz and wife, Dorothy P.Dietz their heirs and assigns, forever.

And we do covenant with the said John Denny Dietz and wife,Dorothy P.Dietz 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, D.B.Akins and wife, Helen G.Akins do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said John Denny Dietz and wife, Dorothy P.Dietz their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of October, 1963

D B Akins

Helen G. Akins

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