BK 3709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Thousand Six Hundred Dollars ($7,600.00), cash in hand paid, the receipt of which is hereby expressly acknowledged, We, EDGAR D. AKIN, SR. and wife, PHYLLIS R. AKIN, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto Aimee B. Hartley, her heirs and assigns, in fee simple forever, all the right, title, claim and interest we have in and unto the following-described real property situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 151, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 67, in Register's Office for Davidson County, Tennessee.

Said Lot 151 fronts 61.7 feet on the easterly side of Overton Street and runs back between parallel lines 88.7 feet to a dead line on which it measures 61.7 feet, thereon.

Being the same property conveyed to Edgar D. Akin, Sr. by deed of James A. Clark et ux dated August 15, 1959, and recorded in Deed Book 2956 at Page 605, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said Aimee B. Hartley, her heirs and assigns, in fee simple forever.

WE DO COVENANT with the said Aimee B. Hartley, her heirs and assigns, that we are lawfully seized and possessed of the said land in fee simple; that the same is unencumbered and we have a good and perfect right to convey the same.

WE DO FURTHER COVENANT and bind ourselves, our heirs and our legal and personal representatives, to forever warrant and defend the title to the above-described property unto the said Aimee B. Hartley, her heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for the tax year 1964 on the aforedescribed property shall be paid by the purchaser.

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