BOOK 3857 PAGE 364

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George H. Akins, Jr. (NAME:)	George H. Akins, Jr. (NAME:)	13D-33865
Bull Run Road - Route 3 (STREET ADDRESS OR ROUTE NUMBER)	Bull Run Road - Route 3 (STREET ADDRESS)	Map 46
Ashland City, Tennessee (CITY) (P. O. ZONE) (STATE)	Ashland City, Tennessee (CITY) (ZONE) (STATE)	Par. 55 m.o

For and in Consideration of the sum of One Hundred and No/100 ---------- ($100.00) ----------*DOLLARS*

cash in hand paid by George H. Akins, Jr. and wife, Frankie Roberts Akins, the receipt of which is hereby acknowledged,

We, George H. Akins and wife, Lillie Tidwell Akins,

have bargained and sold, and by these presents do transfer and convey unto the said George H. Akins, Jr. and wife, Frankie Roberts 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 said County and State, 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. 3 on a survey made by Donald R. Carver, 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. 3 and 4 on said survey, said point lying south 59° 30' west 222.4 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, as 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. 2 on said survey; thence with the line between said lots Nos. 2 and 3 on said survey, south 30° 30' east 161 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. 4 on said survey; thence with the line between lots Nos. 3 and 4 on said survey, north 30° 30' west 175.4 feet to the beginning.

Being the same real property conveyed to George H. Akins and wife, Lillie Tidwell Akins, by deed from G. H. Akins and wife, of record in book 3186, page 99, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George H. Akins, Jr. and wife, Frankie Roberts Akins, their *heirs and assigns, forever.*

And we *do covenant with the said* George H. Akins, Jr. and wife, Frankie Roberts Akins *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.*, except for taxes for the year 1965 which are assumed by grantees.

And we, George H. Akins and wife, Lillie Tidwell 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* George H. Akins, Jr. and wife, Frankie Roberts Akins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 27th *day of* January, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Witness:

Edna Snow

George H. Akins + (his mark)

Lillie Tidwell Akins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* George H. Akins and wife, Lillie Tidwell Akins,

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 Nashville, *Tennessee, this* 28 *day of* January, *19* 65.

Alice M. Mahon, *Notary Public.*

Commission Expires April 25, 1966

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, *this* *day of*, *19*.

....., *Notary Public.*

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*, *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* ....., *the within named bargainor, a corporation, and that* *he as such*, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as*

Witness my hand and seal, at office in, *this* *day of*, *19*.

Notary Public

Commission Expires

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STATE TAX $ 1.65
PROBATE .50
TOTAL $ 2.15

FEB 4 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID FEB 4 - 1965
CT

67692

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 4 2 21 PM '65
NOTE BOOK 110 PAGE 534
RECORDING FEE 3.00
DEP. REG.

WARRANTY DEED

FROM
George H. Akins, et ux

TO
George H. Akins, Jr., 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