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Louis S. Buckley — owner
1709 - Church St
City (37203) Map 93-6-3
Par. 79
6W 4050

This instrument was prepared by W. C. Keaton, Attorney at Law, 102 North Court Street, Hohenwald, Tennessee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Four Thousand Dollars ($24,000.00), paid and to be paid as follows: Five Thousand Five Hundred Three Dollars and Ninety-Three Cents ($5,503.93), cash in hand paid, the receipt of which is hereby expressly acknowledged, with the remaining balance of Eighteen Thousand Four Hundred Ninety-Six Dollars and Seven Cents ($18,496.07) to be paid by the purchasers herein assuming the payment of a certain indebtedness due by the bargainors herein to D. E. Hooper in the original principal sum of $19,000.00, on which there remains a balance of $18,496.07, which said indebtedness is secured by Deed of Trust on the hereinafter-described property, of record in Book 3827 at Page 148 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for the express terms of same,

We, EDGAR DANIEL AKIN and wife, PHYLLIS RAINES AKIN, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto Louis S. Buckley and wife, Gertrude B. Buckley, as tenants by the entirety, their 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, State of Tennessee, and more particularly described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, in the center of a party wall 41-1/2 feet east of the southeast corner of the property conveyed to Adela S. Morrissey by deed from Vito A. Cerruti and wife, of record in Book 1181, Page 682, Register's Office for said County; thence with the northerly margin of Broadway eastwardly 20 feet 4 inches to the southwest corner of the Berry property; thence with the westerly line of same northwardly 128 feet 10 inches, more or less, to the southerly line of the property conveyed to Eugene Rovegno et al by deed from Elkin Garfinkle, Trustee, of record in Book 931, Page 524, said Register's Office; thence with said line westwardly 20 feet 4 inches; thence southwardly 18 feet to the center of said party wall, continuing in the same direction and with the center of said wall 110 feet 10 inches, more or less, in all 128 feet 10 inches, more or less, to the beginning.

Being the same property conveyed to Edgar Daniel Akin et ux by deed of D. E. Hooper dated October 29, 1964, and recorded in Book 3827 at Page 146, Register's Office of Davidson County, Tennessee.

The foregoing property is subject to an easement for support of party wall between this land and the adjoining land, as is set out in deed of record in Book 1248 at Page 533 in the 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 Louis S. Buckley and wife, Gertrude B. Buckley, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE DO COVENANT with the said Louis S. Buckley and wife, Gertrude B. Buckley, their heirs and assigns, that we are lawfully seized and possessed of the said land in fee simple;

that the same is unencumbered, other than as above set out, 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 Louis S. Buckley and wife, Gertrude B. Buckley, their heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for the tax year 1965, both City and County, shall be paid by the purchasers.

Witness our hands on this the 17th day of August, 1965.

Edgar Daniel Akin

Phyllis Raines Akin

STATE OF TENNESSEE

COUNTY OF LEWIS

Personally appeared before me, Edgar D Akin, Phyllis Raines Akin a Notary Public in and for the state and county aforesaid, the within-named Edgar Daniel Akin and wife, Phyllis Raines Akin, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at ~~Hohenwald~~ Nashville, Tennessee, this the 19th day of August, 1965. Davidson County

Lillian Webb
Notary Public

My commission expires My Commission Expires Aug. 1, 1966

EDGAR DANIEL AKIN ET UX

TO WARRANTY DEED

LOUIS S. BUCKLEY ET UX

94073

FELIX ... REGISTER

AUG 20 ... 10 ... 1965

REC'D ... 112 ... 288

RECORDING FEE ... 2.50

DEP. REG. ... 2

STATE TAX $ 36.00

PROBATE 50

TOTAL $ 36.50

AUG 20 1965

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

BY ...

WILLIAM C. KEATON
ATTORNEY-AT-LAW
FIRST NATIONAL BANK BUILDING
HOHENWALD, TENNESSEE