Deed Prepared By:
BAILEY, EWING, DALE & BAILEY, Attys.
710-19 Nashville Trust Building
Nashville, Tennessee 37201

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jas W. Akins, Jr., et ux (NAME)	United Mortgagee Servicing Corp. (NAME)	12D 45340
Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 71-16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 1

For and in consideration of the sum of Ten and 00/100 ($10.00) - **DOLLARS**
and other good and valuable considerations, cash in hand paid by James W. Akins, Jr. and wife, Clara R. Akins, to Andrew Ewing, Trustee, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

______________ **have bargained and sold, and by these presents do transfer and convey unto the said** James W. Akins, Jr. and wife, Clara R. Akins, their

______________ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 30 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tenn.

Said Lot No. 30 fronts 60 feet on the westerly margin of Jones Avenue, and runs back between lines measuring 148.7 feet on the northerly line and 136.5 feet on the southerly line to a dead line in the rear measuring 61.2 feet thereon.

Being part of thesame property conveyed to Andrew Ewing, Trustee, by deed fromVernon Williams & Son, a partnership, of record in Book 3836, page 274, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 3763, page 136, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 3600, page 47, said Register's Office, shows a 30-foot minimum building setback line from Jones Avenue, and a 10-foot easement for public utility purposes along the rear line of said lot.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. [illegible] insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my **hand** **this** 16th **day of** September, 1965

______________________ Andrew Ewing, Trustee

______________________ ______________________

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September 19 65

Commission expires 10-25-67

Betty Poage
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

STATE TAX $ 17.25
PROBATE .50
TOTAL $ 17.75

OCT 6 1965

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

PAID OCT 6 1965

Witness my hand and official seal at office at _____ this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Andrew Ewing, Trustee

TO
Jas. W. Akins, Jr. and wife, Clara R. Akins

00764

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 6 3 49 PM '65

NOTED BOOK 112 PAGE 572
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

GEDDES & WILLIAMS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
P. O. BOX 1026
NASHVILLE, TENNESSEE 37202