MAP 51
PARCEL 26

BOOK 4209 PAGE 767

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: Same Billy G. Akin

ADDRESS: 4918 Yorktown Road, Nashville, Tennessee 37211

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- **DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledged,

THIS INSTRUMENT PREPARED BY JOHN M. LYNCH, ATTORNEY-AT-LAW
320 GALLATIN ROAD, MADISON, TENNESSEE

I, Hart Perry, Jr.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said**

Billy G. Akin and wife, Betty Dean Akin,

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

BEGINNING at a point where the lands of Hart Perry and George Beene corner on the west line of Charles Bates, Perry's northeast corner, running thence with Perry's east line south 4° 45' west 420 feet, more or less, to a point; thence with Rhoten's north line and Perry's south line north 88° 00' west 418 feet, more or less, (passing a concrete monument at 9 feet) to a concrete monument, Rhoten's northwest corner; thence with Davidson County's east line north 6° 25' east 9.2 feet, more or less, to a point in southeast right-of-way of Highway I-65 (point being 200 feet from center line of said highway) continuing north 6° 25' east 37.5 feet, more or less, to a point which is 175 feet from center line of said I-65; thence with a line which is southeast of and at all points 175 feet from center line of said I-65 northeasterly 228 feet, more or less, to a point; thence continuing along right-of-way of said I-40 north 26° 00' east 90 feet, more or less, to a point which is 150 feet from center line of said Highway I-65 (description along I-65 right-of-way per deed to State of Tennessee of record in Book 3810, Page 760 Register's Office for Davidson County, Tennessee; thence continuing with said right-of-way of I-65 north 77° 19' east 55 feet, more or less, to a point in what was formerly Beene's line, now I-65; thence continuing with said right-of-way of I-65 30 feet, more or less, to a point which is southeast 200 feet from center line of said Highway I-40, Beene's southwest corner.

DESCRIPTIONS of above two calls per deed from Beene to State of Tennessee as of record in Book 3803, Page 582, Register's Office for Davidson County, Tennessee.

THENCE with Beene's south line north 67° 38' east 218 feet, more or less, to the point of beginning.

from Hart Perry, Sr.
BEING a part of land conveyed to Hart Perry, Jr./by deed of record in Book 3499, Page 337, Register's Office for Davidson County, Tennessee, and having an approximate area of 2.7 acres.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy G. Akins and wife, Betty Dean Akins, their heirs and assigns, forever.

And I do covenant with the said Billy G. Akins and wife, Betty Dean Akins, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Hart Perry, Jr., do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Billy G. Akins and wife, Betty Dean Akins, heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of January, 19 68

Hart Perry Jr.

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hart Perry, Jr.

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 26th day of January, 1968.

John M. Lynch, Notary Public

Commission Expires 4/30/68

STATE OF
County of

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

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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

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 (his oath / their several oaths) acknowledged (himself / themselves) 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 _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____ Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Seven Thousand Dollars ($7,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy G. Akins
AFFIANT

Subscribed and sworn to before me this the 5th day of February, 1968.

Mary L. Chenault
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 6, 1968

STATE TAX $ 18.20
PROBATE .50
TOTAL $ 18.70

FEB 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HART PERRY, JR.

TO

BILLY G. AKINS and wife,

BETTY DEAN AKINS

04884

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 1 58 PM '68

NOTED: BOOK 118 PAGE 224
RECORDING FEE # 6.00
DEP. REG. R

Madison Title Company
MADISON, TENNESSEE

Mail to Billy G. Akins
5918 Nashboro Rd.
Nashville, Tenn.

37211