WARRANTY DEED

BOOK 4212 PAGE 775

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ward E. Akers	Same	11764 Oak Hill
(NAME): Villa Crest Dr.	(NAME):	
(STREET ADDRESS OR ROUTE NUMBER): Nashville	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ..... *Dollars,*

cash in hand paid by Ward E. Akers and wife, Elizabeth Akers, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

Estes-Taylor Company, a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said Ward E. Akers and wife, Elizabeth Akers, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for said County.
Said Lot No. 4 fronts 115 feet on the easterly side of Villa Crest Dr., and extends back 365 feet on the northerly line and 275.21 feet on the southerly line to a dead line measuring 285.76 feet thereon.
Being part of the property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Everett Beasley and wife, of record in Book 3704, page 639, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easements and setback line shown on plan of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee; and
Restrictive covenants contained in instrument recorded in Book 3829, page 772, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9500.00

Subscribed and sworn to before me, this the ____ day of February 19 68

Affiant: Charlotte Knox Anderson

My commission expires: Aug 1 1971 (Affix Seal)

Notary Public: Jean D. Dearmon

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Ward E. Akers and wife, Elizabeth Akers, their

(successors), heirs and assigns forever. Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 1968

Grantor *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to said real estate to said* Ward E. Akers and wife, Elizabeth Akers, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand this* 15th *day of* February, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest:
Jean Arnold
Secretary

ESTES-TAYLOR COMPANY
By J. Frank Estes
President

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, [illegible] *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company *the within named bargainor, a corporation, and that he as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee
this 15 *day of* February *19* 68

[illegible] *Notary Public*

Commission expires Aug 1 1971

NOTARY PUBLIC SHELBY COUNTY, TENN.

06208

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 19 11 03 AM '68
NOTE BOOK 118 PAGE 285
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 22.10
PROBATE .50
TOTAL $ 22.60

FEB 19 1968

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

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Ward E. Akers, Et Ux

RUSH

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail [illegible]
2407 Briarcliff Drive
Nashville, Tenn.