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Prepared By Harlan Martin, Att'y At Law
Box 256, Hendersonville, Tenn.
Harlan Martin

MAP 128-14 Par. 33

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of Three Thousand, Six Hundred and No/100 DOLLARS ($ 3,600.00),

cash in hand paid, the receipt of which is hereby acknowledged,

NEW OWNERS:
JAMES F. AKIN, SR. and wife, HETTIE M. AKIN
JAMES F. AKIN, JR. AND CHARLOTTE B. AKIN

Send Tax Notices to James F. Akin, Sr.
Cross Timbers Drive
Nashville, Tennessee

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 3,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

D. F. Jernigan
Affiant

Subscribed and sworn to before me this The 24th day of May, 1968.

Juanita Jones

Thomas Wayne Bell, Single

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James F. Akin, Sr. and wife, Hettie M. Akin and James F. Akin, Jr. and wife, Charlotte B. Akin

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Harpeth Park, Section II, as of record in Book 3700, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 86.0 feet along the southwesterly side of Cross Timbers Drive and runs back between lines 200.07 feet on the Northwesterly side and 208.53 feet on the southeasterly side to a broken line on the rear, which measures a total length of 86.63 feet.

Being the same property conveyed to Thomas Wayne Bell by deed dated March 7, 1966, from Andrew Ewing, Trustee, which deed appears of record in Book 3994, Page 89, Register's Office for said County.

The above described property is conveyed subject to the following:

Restrictive covenants of record in Book 3990, Page 68, Register's Office for Davidson County, Tennessee. The Plan of record in Book 3700, Page 58, shows an Owner's Certificate, a 30 foot minimum building setback line from Cross Timbers Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of May, 1968.

Thomas Wayne Bell

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, D. F. Jernigan, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Wayne Bell

the bargainor(s), 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 Hendersonville, Tennessee, this, the 24th day of May, 1968.

D. F. Jernigan
Notary Public

My commission expires: 11-7-71

RECORDED

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____
Notary Public

My commission expires:

A 00471

IDENTIF. REFERENCE

JUN 5 2 28 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

From THOMAS WAYNE BELL

To JAMES F. AKIN, SR. ET AL

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

JUN-5 CORP *3,600.00

JUN-5 S'TAX A* 9.36

JUN-5 PR'FEE A* .50

JUN-5 W'DEED A* 3.00 * 12.86

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