BARKSDALE, WHALLEY, LEAVER, GILBERT AND FRANK
ATTORNEYS
SEVENTH FLOOR
THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 1356 PAGE 722

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Akers, Jr. (NAME:)	Same (NAME:)	FH 13200
2024 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 144-15 Par. 40
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by ROBERT E. AKERS, JR. and wife, JEAN AKERS, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, RAY E. GARDNER and wife, JEWELL M. GARDNER have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT E. AKERS, JR. and wife, JEAN AKERS, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 28 on the Plan of Hillsboro Park, Section 2, as of record in Book 2331, pages 61 and 62, Register's Office for said County, described as follows: Beginning on the northerly margin of Ashland Drive at the southwest corner of Lot No. 413 on the Plan of Hillsboro Park, Section 4, as of record in Book 2331, page 142, said Register's Office, said point being also the southeast corner of said Lot No. 28 herein described; thence with the line between said two Lots, north 22° 50' west 346 feet; thence south 32° 57' west 75 feet; thence south 48° 08' west 176 feet to the easterly margin of Kingsbury Drive; thence with same and around a slight curve, southeastwardly 213.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 37.3 feet to the northerly margin of said Ashland Drive; thence with same, eastwardly 157 feet to the beginning. Being the same property conveyed to Ray E. Gardner and wife, Jewell M. Gardner, by deed from Alvin W. Hicks and wife, of record in Book 3814, page 472, said Register's Office.

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $47,500.00.

Subscribed and sworn to before me, this the 6th day of August 1969.

Robert E. Akers
Affiant

My Commission Expires:

February 14, 1973
(Affix Seal)

A. M. Tenison
Notary Public

This is improved property, known as 2024 Kingsbury Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ROBERT E. AKERS, JR., and wife, JEAN AKERS, their heirs and assigns forever. We do convenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unemcumbered except by Deed of Trust to William O. Lee, Trustee, of record in Book 3952, page 545, Register's Office for Davidson County, Tennessee; easements and rights as shown in an instrument of record, Book 872, page 505; easements and matters shown on the plan of record in Book 2331, pages 61 - 62; restrictive covenants contained in an instrument of record in Book 2435, page 237, placed on premises by instrument of record in Book 2446, page 405, as corrected by instrument of record in Book 2447, page 303, and amended by instruments of record in Book 2603, page 440, and Book 4207, page 397, Register's Office for Davidson County, Tennessee; and taxes for 1969 which have been pro rated and assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT E. AKERS, JR. and wife, JEAN AKERS, their heirs and assigns, against the lawful claims of all persons.

HILLSBORO PARK COMMITTEE joins in this instrument for the sole purpose of evidencing its consent to the sale and conveyance of said lot pursuant to the terms of the restrictive covenants of record in Book 2435, page 237 as amended by instrument of record in Book 2603, page 440 and Book 4207, page 397, Register's Office for Davidson County, Tennessee.

BOOK 1356 PAGE 724

Witness our hands this 6th day of August,

19 69.

RAY E. GARDNER

JEWELL M. GARDNER

HILLSBORO PARK COMMITTEE

BY: G. F. Cole, Jr.
MEMBER OF COMMITTEE

A50425

IDENTIF. REFERENCE T

AUG 11 2 36 PM '69

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, RAY E. GARDNER, JEWELL M. GARDNER and G. FRANK COLE, JR. the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 19 69.

NOTARY PUBLIC

My Commission Expires: February 14, 1973

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

By [illegible]

AUG 11 CONV 47,500.00

A* 128.50 * 128.50

AUG 11 CONV 47,500.00
AUG 11 ST - 3 - 12.350
AUG 11 PF .150
AUG 11 WD .450 128.00