BOOK 4638 PAGE 468

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Akers, et ux (NAME)	James T. Akers, et ux (NAME)	Map 116-10
305 Belle Meade Blvd. (STREET ADDRESS OR ROUTE NUMBER)	305 Belle Meade Blvd. (STREET ADDRESS)	Par. 23
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Ten and no/100 ----------($10.00)---------- *DOLLARS*

Cash in hand paid by James T. Akers and wife, Sybil P. Akers, and other good and valuable consideration, including the assumption by said James T. Akers and wife, Sybil P. Akers, of a certain loan secured by Deed of Trust dated March 4, 1972, from Lonnie M. Tillis and wife, Doris Y. Tillis, to Madin P. Davis, Trustee, of record in Book 4484, Page 285, Register's Office for Davidson County, Tennessee, receipt of all of which is hereby acknowledged, we

Lonnie M. Tillis and wife, Doris Y. Tillis

have bargained and sold, and by these presents do transfer and convey unto the said James T. Akers and wife, Sybil P. Akers, their

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

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 4 on the Map of Belle Meade Deer Park Subdivision No. 1, as of record in Book 332, pages 88 and 89, Register's Office for the said County, and the northeasterly part of Lot No. 1 and the easterly part of Lot No. 5 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3, Belle Meade Deer Park Subdivision No. 1, of record in Book 421, page 133, said Register's Office and described according to a survey made by W. B. Southgate, surveyor, May 21, 1938, as follows:

Beginning at an iron pin in the westerly margin of Belle Meade Blvd., 125 feet north of the northwest corner of Belle Meade Blvd and Jackson Blvd., and being the northeast corner of the property conveyed to Pearl Franklin Leftwich by deed from Helen Knox Campbell, of record in Book 1077, page 317, said Register's Office; thence in a westerly direction, along Leftwich's north line, 295 feet to an iron pin in the easterly line of Lot No. 2 in Johnson Bransford's Subdivision of Lot No. 3 above mentioned; thence northerly along the easterly line of Lot No. 2, 150 feet to an iron pin, the southwest corner of an 18-foot strip conveyed to Nashville Railway and Light Company by deed of record in Book 653, page 222, said Register's Office; thence in an easterly direction, along the south margin of said strip, 18 feet; thence in a northerly direction, along the easterly margin of said strip, 100 feet to an iron pin; thence in an easterly direction, 265.8 feet to an iron pin in the westerly margin of Belle Meade Boulevard; thence southerly along the westerly margin of Belle Meade Blvd., 236 feet 9 inches to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $95,000.00

Subscribed and sworn to before me, this the 13 day of September, 1972

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

Being the same property conveyed to Lonnie M. Tillis and wife, Doris Y. Tillis, by deed dated March 4, 1971, from Oregon-Washington Land Company, Inc., of record in Book 4484, Page 282, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in deed from V. I. Witherspoon, Trustee, et al., to Helen Knox Campbell, of record in Book 633, Page 212, said Register's Office, contained in deed from Belle Meade Apartment Company, et al., to Helen Knox Campbell, of record in Book 672, Page 186, said Register's Office.

Taxes for 1972 have been prorated and are assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 305 Belle Meade Blvd., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Akers and wife, Sybil P. Akers, *their heirs and assigns, forever.*

And we *do covenant with the said* James T. Akers and wife, Sybil P. Akers *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.*

And we, Lonnie M. Tillis and wife, Doris Y. Tillis, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James T. Akers and wife, Sybil P. Akers, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 7TH *day of* SEPTEMBER, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lonnie M. Tillis

Doris Y. Tillis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W.W. McNeilly Jr, a Notary Public in and for said County and State, the within named Lonnie T. Tillis and Doris J. Tillis

the 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 7 day of September, 1972.

W.W. McNeilly Jr, Notary Public.

Commission Expires 1-23-74

STATE OF
COUNTY OF

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

.....

.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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SEP 18 72	CONV	95,000.00		
SEP 18 72 S'TAX			A* 247.00	
SEP 18 72 PR'FEE			A* .50	
SEP 18 72	W'DEED		A* 8.00	* 255.50

WARRANTY DEED

FROM

Lonnie M. Tillis, et ux

TO

James T. Akers, et ux

Prepared by John E. Brandon
Watkins, McGugin, Finch & McNeilly
1400 American Trust Building
Nashville, Tennessee 37201

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

B 7 6 3 6 1

IDENTIF. REFERENCE

SEP 18 1 51 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.