BOOK 4722 PAGE 595

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal	Map 158-10
(NAME)	(NAME) Union at Fourth	Pt 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) Nashville, Tennessee (ZIP CODE) 37219	

WARRANTY DEED

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

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

H. W. AKIN AND WIFE, FORESTINE WALDRON AKIN

have bargained and sold, and by these presents do transfer and convey unto the said PAUL R. STEPHENS AND WIFE, PHYLLIS B. STEPHENS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Forrest Trails, of record in Book 3700, pages 24 and 25, Register's Office for said County.
BEGINNING at a point in the westerly margin of Cromwell Drive, at the common front corner of Lots 9 and 10; thence with the line between said two lots northwesterly, 412.7 feet to an iron pin in the easterly margin of a 25-foot access easements; thence with the margin of said easement southerly 343.4 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence with the margin of the same easterly 340 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the westerly margin of Cromwell Drive; thence with the margin of the same northerly 202.41 feet to the point of beginning.
Being the same property conveyed to H. W. Akin and wife, Forestine Waldron Akin by deed from Gilliam O. Traugher, Trustee, of record in Book 4171, page 9, and by deed from H. W. Akin, as of record in Book 4416, page 25, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (xx) property, known as 1801 Cromwell Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 20th day of June, 1973.

H. W. Akin — Forestine Waldron Akin

H. W. AKIN — FORESTINE WALDRON AKIN

STATE OF TENNESSEE BOOK 4722 PAGE 596
COUNTY OF DAVIDSON

Personally appeared before me, Sanford A. Cunningham, IV, a Notary Public in and for said County and State, the within named H. W. AKIN AND WIFE, FORESTINE WALDRON AKIN

the bargainor S, 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, Tn. this 25th day of June, 1973.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that CO.V 69,500.00 as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained 180.70 signing the name of the corporation by the said PAYEE as such .50 and attesting the same by the said DEED as such 4.00 * 185.20.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Russell R. Manatt

Sworn to and subscribed before me this 25th day of June, 1973.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

This instrument was prepared by;

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address

First Federal Building
Nashville, Tennessee 37219

69,500.00

WARRANTY DEED

FROM

H. W. AKIN AND WIFE,

FORESTINE WALDRON AKIN

TO

PAUL R. STEPHENS AND WIFE, PHYLLIS B. STEPHENS

C 2851

IDENTIF. REFERENCE

JUN 26 3 18 PM '73

REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219