PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
339 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF July 19 74

Notary Public

MY COMMISSION EXPIRES: 3 Aug 3 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Roberts et ux (NAME)	Home Federal Savings & Loan Assoc. (NAME)	Map 126
Rt. 1 Hwy 70 South (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower Building (STREET ADDRESS)	Pat-76
Kingston Springs, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	9D-3 410

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Curtis L. Akers and wife, Neveline T. Akers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Roberts and wife, Evelyn Roberts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 9th Civil District of Davidson County, Tennessee, being Tract No. 2 of a portion of the .W. T. Hutton Property and described according to a survey by James L. Murphy, Jr., and Company, dated January 5, 1967, as follows:

BEGINNING at a point in the southerly margin of the Memphis-Bristol Highway, said point being the northeast corner of the herein described tract; thence south 1° 53' 35" west 908.81 feet to a point; thence south 52° 31' west 174.65 feet to a point; thence north 1° 53' 35" east 1039.11 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the southerly margin of same 136.54 feet to the beginning.

BEING the same property conveyed to Curtis L. Akers and wife, Neveline T. Akers by deed from Harry D. Scott, unmarried of record in Book 4454, page 802, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Home Federal Savings and Loan Association securing a note of record in Trust Deed Book 4325, page 238, said Register's Office.

unimproved ( )
This is improved (X) property, known as Rt. 1 Highway 70 South Kingston Springs, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 15 day of July, 19 74

Curtis L. Akers

Neveline T. Akers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis L. Akers and wife, Neveline T. Akers

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, Tennessee, this 15 day of July, 19 74

Commission expires 5-23-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Curtis L. Akers and wife,
Neveline T. Akers

TO
Thomas Roberts and wife,
Evelyn Roberts

C 6 3 1 8 4

IDENTIF. REFERENCE

JUL 16 12 23 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 16 74	CONV	36,000.00			
JUL 16 74	S'TAX		A*	93.60	
JUL 16 74	PR'FEE		A*	.50	
JUL 16 74	W'DEED		A*	4.00	* 98.10

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.