BOOK 4897 PAGE 166

WARRANTY DEED

This instrument prepared by:
Bass, Berry & Sims, Attys.
2700 First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Akers et ux (NAME:)	William B. Akers et ux (NAME:)	~~144 10.01~~
3035 Powell Avenue (STREET ADDRESS OR ROUTE NUMBER)	3035 Powell Avenue (STREET ADDRESS)	144-9
Nashville, TN 37238 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37238 (CITY) (ZONE) (STATE)	0 W

Mail

For and in Consideration of the sum of EIGHT THOUSAND FORTY-SIX and 73/100 ($8,046.73) ---------- *DOLLARS* cash in hand paid by William B. Akers and wife, Jo Ann D. Akers, the receipt of which is hereby acknowledged, we, George D. Clark, Jr. and wife, Barbara M. Clark

have bargained and sold, and by these presents do transfer and convey unto the said William B. Akers and wife, Jo Ann D. Akers, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land located in the Seventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument in the east line of lot 42, Chickering Estates Section 2 as recorded in Book 4460, page 134 R.O.D.C., said monument being North 29°-48' West a distance of 38.33' from an iron pin in concrete which is in the northwest corner of lot 37 and the southwest corner of lot 38, Chickering Estates Section 1 of record in Book 2663, page 86, R.O.D.C. and proceeding as follows:

1. With the east line of lot 42, North 29°-48' West a distance of 333.97' to an iron pin in concrete, passing through an iron pin in the northeast corner of lot 42 and the southeast corner of lot 43, Chickering Estates Section 2 at a distance of 260.35'; thence,

2. With the south line of the William Waller property, North 71°-40' East a distance of 185.15' to a concrete monument; thence,

3. Leaving said line, South 1°-39' West a distance of 347.5' to the point of beginning and containing 0.695 of an acre, more or less, or 30,275 square feet.

Being a portion of the same property conveyed to George D. Clark, Jr. and wife, Barbara M. Clark, from Russell W. Brothers and wife,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,046.73

Subscribed and sworn to before me, this the 17th day of January 1975

My commission expires: 2/11/76 (Affix Seal)

John S. Bryan
Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Mary Kate Brothers, by deed of record in Book 4818, page 289 Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (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 William B. Akers and wife, Jo Ann D. Akers, their *heirs and assigns, forever.*

And we *do covenant with the said* William B. Akers and wife, Jo Ann D. Akers *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for 1975 property taxes and restrictions of record, including the restrictive covenants filed for record in Book 2810, page 5, as amended in Book 3096, page 210, R.O.D.C.T.

And we, George D. Clark, Jr. and wife, Barbara M. Clark, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William B. Akers and wife, Jo Ann Akers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16 *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George D. Clark, Jr.

Barbara M. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Omega C. Sattler, a Notary Public in and for said County and State, the within named George D. Clark, Jr. and Barbara M. Clark

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 Nashville, Tennessee, this 16 day of December, 1975

Omega C. Sattler, Notary Public.

Commission Expires 8/16/77

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.

WARRANTY DEED

FROM
George D. Clark, Jr. and
Barbara M. Clark

TO
William B. Akers and wife,
Jo Ann D. Akers

C 9 1 1 0 5

IDENTIF. REFERENCE

MAR 18 3 20 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAR 18 75	CONV	*8,046.73				
MAR 18 75	STAX		A*	20.80		
MAR 18 75	PRTFEE		A*	.50		
MAR 18 75	MDEED		A*	8.00	*	29.30