FORM NO. WD-1

BOOK 4897 PAGE 403

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

James Herman Akins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 1975.

W. Williams
Notary Public

~~MY COMMISSION EXPIRES: 10/31/76~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERTSON, STINNETT & COSS, ATTYS., P.C. ASHLAND CITY, TENN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Herman Akins (NAME)	same (NAME)	13D-33865
Rt #3 - Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 46
Ashland City Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 55

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, George H. Akins, Jr. and wife, Frankie Roberts Akins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Herman Akins and wife, Dorothy Mai Akins

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 13th, formerly the 25th Civil District of said County and State being part of lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being lot No. 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows: Beginning at a point on the southeasterly margin of Bull Run Road at the common corner of lots Nos. 3 and 4 on said survey, said point lying south 59° 30' west 222.4 feet along said margin from the soughwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband, as of record in Book 2700, page 359 Register's Office for said county; thence with said margin, south 59° 30' west 100 feet to the northwest corner of lot No. 2 on said survey; thence with the line between said lots Nos. 2 and 3 on said survey, south 30° 30' east 161 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek and said Taylor's northwesterly line, northeasterly to the southerly corner of lot no. 4 on said survey; thence with the line between lots Nos. 3 and 4 on said survey north 30° 30' west 175.4 feet to the beginning.

Being the same property conveyed to grantor by deed from George H. Akins Jr. and wife, Frankie Roberts Akins of record in Book 3857, page 367 Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as _____
(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 this 19th day of March, 1975

x George H. Akins Jr.

x Frankie Roberts Akins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Akins, Jr. and wife, Frankie Roberts Akins.

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 Ashland City, Tennessee, this 19th day of March 19 75

Commission expires 10/31/76

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 George H. Akins et ux

TO James Herman Akins et ux

C 9 1 2 2 2

IDENTIF. REFERENCE

MAR 19 2 19 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 19 75	CONV	* 500.00			
MAR 19 75	S'TAX		A*	1.30	
MAR 19 75	PR'FEE		A*	.50	
MAR 19 75	W'DEED		A*	4.00	* 5.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.