BOOK 4910 PAGE 107

94-2
113
Bud

Burgess ✓

Parties responsible for payment
of taxes:
Mr. and Mrs. James H. Akins
Bull Run Road
Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED
BY FOLD & MURFREE, ATTORNEYS
MURFREESBORO, TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, ALLEN DOBSON LAYNE SINGLETON, a married woman, have this day bargained and sold and do hereby transfer and convey unto JAMES HERMAN AKINS, and wife, DOROTHY MAI AKINS, their heirs and assigns, forever, all of my right, title and interest in and to that certain parcel of real estate being described as follows, to wit:

> BEING Lot No. 121 in the United Electric Railway's addition to East Nashville, a plan of which is of record in Book 161, page 8, Register's Office for said County.
>
> Said Lot No. 121 fronts 50 feet on the north side of Eastside, formerly Ashworth Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being a portion of the property distributed by Third National Bank in Nashville as executor under the will of Allen Dobson to the trust created in Item VII under said will of record in Will Book 93, page 420, Office of County Court Clerk of Davidson County, Tennessee, and being a portion of the property distributed to Allen Dobson Layne under the exercise of the power of appointment under the will of Martha Ballard Dobson of record in Will Book 104, page 115, Office of the County Court Clerk of Davidson County, Tennessee, of record in Deed Book 4731, page 685, Register's Office of Davidson County, Tennessee. Said Allen Dobson Layne is one and the same as Allen Dobson Layne Singleton.

TO HAVE AND TO HOLD all of my right, title, claim and interest in and to the above-described real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said JAMES HERMAN AKINS, and wife, DOROTHY MAI AKINS, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully vested with my interest in said real estate; that I have a good and lawful right to convey the same, and that the same is unencumbered, except for the 1975 taxes, which have been prorated between the parties.

I further covenant and bind myself, my heirs and representatives, to further warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the said real estate is to be given by the grantor to the grantees upon delivery of this deed.

The undersigned, HENRY SINGLETON, hereby joins in the execution of this instrument for the purposes of and does hereby convey to the grantees all of his right, title, claim and interest in and to the above-described real estate, including any and all of his marital rights.

WITNESS OUR HANDS on this the 2nd day of May, 1975.

Allen Dobson Layne Singleton
ALLEN DOBSON LAYNE SINGLETON

Henry Singleton
HENRY SINGLETON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, authority, a Notary Public in and for said State and County, the within named, ALLEN DOBSON LAYNE SINGLETON, a married woman, and her husband, HENRY SINGLETON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 2nd day of May, 1975.

Matt B. Murfree III
Notary Public

My commission expires: 4/15/78

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Herman Akins
Affiant

Subscribed and sworn to before me,
this the 6th day of May, 1975.

J. Hall
~~Notary Public~~

~~My commission expires:~~ _____

[illegible]	CONV	$5,000.00			
[illegible]-STATE TAX			A*	13.00	
[illegible]-COUNTY TAX			A*	.50	
[illegible]	RDEED		A*	4.00	* 17.50

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FILED FOR REFERENCE
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