FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1976

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Akin etux Paula C. (NAME)	Schumacher Mortgage Company, Inc. (NAME)	Map 43-6
540 Roosevelt Avenue (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave., Clark Tower (STREET ADDRESS)	Parcel 295
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	

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, Grafton D. Baxter, Jr. and wife, Olivia F. Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Akin and wife, Paula C. Akin

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 located in Davidson County, Tennessee, being Lot No. 152 on the Plan of Madison Park, Section 7, as of record in Book 4300, page 84, Register's Office for said County, described as follows:

SAID Lot No.152 fronts 62 feet on the southerly side of Roosevelt Avenue and extends back between parallel lines 140 feet to a dead line in the rear measuring 62 feet thereon.

BEING the same property conveyed to Grafton D. Baxter, Jr. and wife, Olivia F. Baxter by deed from John Riadon Homes, Inc., a Tennessee Corporation of record in Book 4565, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4487, page 188, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (XX) property, known as 540 Roosevelt Avenue, Madison, Tennessee 37115
(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 8th day of January, 1976

Grafton D. Baxter Jr.
GRAFTON D. BAXTER, JR.

Olivia F. Baxter
OLIVIA F. BAXTER

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 Grafton D. Baxter, Jr., and wife, Olivia F.

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 8th day of January, 19 76

Commission expires 7/20/76

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
GRAFTON D. BAXTER, JR. ETUX

TO
OLIVIA F. BAXTER

ROBERT L. AKIN ETUX PAULA C.

D 31793

IDENTIF. REFERENCE

JAN 12 3 59 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JAN 12	CONV	23,900.00			
JAN 12	S'TAX		B*	62.14	
JAN 12	PR'FEE		B*	.50	
JAN 12	W'DEED		B*	4.00	* 66.64

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.