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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 $ 8,500.00

Mike W. Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: 4-14-1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Philip Sadler, Attorney, 2623 Lebanon Rd., Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Mike W. Akers (NAME)	(NAME)	63-4-22
102 Laura Ave. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	21
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Same (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, C. L. Ferrell and wife, Pauline R. Ferrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike W. Akers and wife, Carol Ann Akers

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:

Being Lots No. 12 and 13 on the Plan of Clifton Place as of record in Book 2854, page 86 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60 feet on the westerly margin of Clifton Court and runs back between parallel lines 125 feet to a line in the rear which measures 60 feet.

Said Lot No. 12 fronts 121.5 feet on the westerly margin of Clifton Court measures 125 feet on the northerly line and 133.3 feet on the southerly line and 76 feet on the easterly line.

Being part of the same property conveyed to C. L. Ferrell and wife, Pauline R. Ferrell by deed of record in Book 3643, page 295, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lots 12 and 13, Clifton Place, Old Hickory, Tenn. 37138
(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 hands this 6th day of April, 1976

C. L. Ferrell

Pauline R. Ferrell

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 C. L. Ferrell and wife, Pauline R. Ferrell

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 Old Hickory, Tennessee, this 6th day of April 19 76

Commission expires July 11 1979

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
C. L. FERRELL ET UX

TO
MIKE W. AKERS ET UX

D 46051

IDENTIF. REFERENCE

APR 23 12 48 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TENN.

File

Attorney's Title Company
Titles Guaranteed
NASHVILLE, TENN.

Old Hickory Employees Credit Union
OLD HICKORY, TENN. 37138

APR 23 76	CONV	*8,500.00			
APR 23 76	S'TAX		B*	22.10	
APR 23 76	PR'FEE		B*	.50	
APR 23 76	W'DEED		B*	4.00	* 26.60