Mail

This instrument was prepared by Thomas R. Bain, Taylor, Schlater, Lassiter & Tidwell, 24th Floor, Life & Casualty Tower, Nashville, TN

WARRANTY DEED

BOOK 5041 PAGE 935

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claude E. Akins (NAME)	Same (NAME)	Map 69-4
105 Haynes Park Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 103
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand this day paid ~~XXXXX~~ and the express agreement of the grantees herein to assume the mortgage executed by the grantors herein, Thomas W. McClain and wife Ida B. McClain to J. G. Palmer, Trustee, dated December 29, 1971 and filed January 3, 1972 in Book 4565, page 642, Register's Office for Davidson County, Tennessee; and other good and valuable consideration this day paid,

We, Thomas W. McClain and wife Ida B. McClain

have this day bargained and sold, and do hereby transfer and convey unto the said Claude E. Akins and wife Doris J. Akins, their

~~XXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 197 on the Plan of Haynes Park Subdivision, Section 1, as of record in Book 4300, page 115, Register's Office for Davidson County, Tennessee.

Beginning at a point the the westerly margin of Haynes Park Drive at the common dividing line between Lots Nos. 197 and 198 on said Plan; thence westerly along said dividing line 136.51 to a point; thence northerly 18 feet to a point; thence northeasterly 133.17 feet to the southerly margin of Haynes Park Court; thence southeasterly along the southerly margin of said Haynes Park Court 58.82 feet to the beginning of a curve, thence around said curve, a distance of 35.36 feet to a point in the westerly margin of Haynes Park Drive; thence southerly along the westerly margin of said Haynes Park Drive 70 feet to the point of beginning.

Being the same property conveyed to Thomas W. McClain and wife Ida B. McClain from W. L. Bainbridge Company, of record in Book 4665, page 640, Register's Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,652.19

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1976

Notary Public

My commission expires: 2-5-77 (Affix Seal)

This is (unimproved ( ) improved (X) property, known as 105 Haynes Park Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Claude E. Akins and wife Doris J. Akins, their

~~XXXXX~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for Deed of Trust executed by Thomas W. McClain and wife Ida B. McClain, to J. G. Palmer, Trustee, of record in Book 4565, page 642, Register's Office for Davidson County, Tennessee. We *further covenant and bind* our ~~XXXXX~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claude E. Akins and wife Doris J. Akins, their

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our ~~XXXX~~ hands this 2ND day of July, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ida B. McClain — Ida B. McClain

Thomas W. McClain — Thomas W. McClain

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Glenda M. Webb, a Notary Public in and for said County and State, Thomas W. McClain and wife Ida B. McClain

the within named 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 2nd day of July, 19 76.

Glenda M. Webb Notary Public

Commission expires 2-5-77

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
Thomas W. McClain and wife
Ida B. McClain

TO
Claude E. Akins and wife
Doris J. Akins

D 56735

REGISTER'S OFFICE REFERENCE

JUL 2 2 32 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

JUL-2% CONV 21,652.19
JUL-2% S'TAX 6* 56.42
JUL-2% PR'FEE 6* .50
JUL-2% W'DEED 6* 4.00 * 60.92

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