This instrument prepared by: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

mail to: Mr. Peter Smith
Madison Title Company
3515 Clearbrook Drive
Nashville, 37215

BK5046 PAGE 676

SEND TAX NOTICES TO:
Metropolitan Corporation of the South
P.O. Box 10126
Birmingham, Ala. 35202

Address: New Buyer
George H. Acklin
City (Dorothy M. Acklin
Leondale Terrace
Nashville, TN

Map-Parcel Numbers
12D-34870
50-11
29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is acknowledged, JERRY L. SPRIGGS and wife, SYLVIA SPRIGGS, hereinafter called "Grantors," have this day bargained and sold and do hereby transfer and convey unto George H. Acklin and wife Dorothy M. Acklin, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 647 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 80, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jerry L. Spriggs and wife, Sylvia Spriggs, by warranty deed from William B. Johnson and wife, Irene R. Johnson, of record in Book 4713, Page 720, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said George H. Acklin and wife Dorothy M. Acklin, their successors 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 by restrictive covenants of record in Book 3434, page 270, R.O.D.C. and amendments thereto of record in Book 3616, page 269, R.O.D.C. and by Plan of record in Book 3300, page 80, R.O.D.C. shows a 30 ft minimum set back line from Leondale Terrace, a 10 ft public utility easement along rear of lot and a 2.5 ft x 30 ft utility anchor easement at southeast and southwest corners of the lot.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said George H. Acklin and wife Dorothy M. Acklin, their successors and assigns against the lawful claims of all persons.

BOOK 5046 PAGE 677

D58773

IDENTIF. REFERENCE

Jul 16 2 13 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WITNESS OUR HANDS this 10th day of June, 1976.

X Jerry L. Spriggs
JERRY L. SPRIGGS

X Sylvia Spriggs
SYLVIA SPRIGGS

STATE OF TENNESSEE)

COUNTY OF ~~Hamilton~~)

Personally appeared before me, Marsha P. Gentry, a notary public, in and for said county and state, Jerry L. Spriggs and wife, Sylvia Spriggs, the within named grantors 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 ~~Chattanooga~~ this 10th day of June, 1976.

Notary Public

My Commission Expires:

7/10/77

JUL 16 76 CONV 29,500.00

STATE OF TENNESSEE) STAX B* 76.70

JUL 16 76 TRFEE B* .50

COUNTY OF [illegible]) DEED B* 4.00 * 81.20

The actual consideration or value for this transfer is $29,500.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 1976.

Notary Public

My Commission Expires:

2-26-1979