FORM NO. WD-1

BOOK 5053 PAGE 830

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,195.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 19 76

Notary Public

MY COMMISSION EXPIRES: 2/2/80

(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
AL HERSH (NAME)	THE LINCOLN SAVINGS BANK (NAME)	Map 71-16
P. O. Box 50494 (STREET ADDRESS OR ROUTE NUMBER)	Broadway and Boerum Street (STREET ADDRESS)	Parcel 379
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Brooklyn, New York 11206 (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, James W. Akins, Jr. and wife, Clara R. Akins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Al Hersh

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 in Davidson County, Tennessee, being Lot No. 30 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 60 feet on the westerly margin of Jones Avenue, and runs back between lines measuring 148.7 feet on the northerly line and 136.5 feet on the southerly line to a dead line in the rear measuring 61.2 feet thereon.

BEING the same property conveyed to James W. Akins, Jr. and wife, Clara R. Akins by deed from Andrew Ewing, Trustee, of record in Book 3913, page 537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3763, page 136, 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 Grantees herein.

As part of the above consideration, the Grantees herein, assumed and agree to pay the unapid balance owing on a certain note, executed by the Grantros herein to United Mortgage Servicing Corporation, in the original principal amount of $11,500.00, of record in Book 3943, page 539, and re-recorded in Book 3977, page 423, said Register's Office, for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1318 Jones Avenue, Nashville, Tn. 37207
(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 22 day of July, 19 76

JAMES W. AKINS, JR. CLARA R. AKINS

STATE OF COLORADO
El Paso County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Akins, Jr., et ux Clara R. Akins

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 Ft. Carson, Colorado, this 22nd day of July 19 76

Commission expires Jan. 20, 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
JAMES W. AKINS, JR. ET UX

TO
AL HERSH

D 6 1 7 0 4

IDENTIF. REFERENCE

AUG 4 10 29 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File Box 4

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-4%	CONV	11,195.9[illegible]		
AUG-4% S'TAX			B*	29.12
AUG-4% PR'FEE			B*	.50
AUG-4% W'DEED			B*	4.00
				33.62