ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS:
Douglas B. Akins, Sr.			new owners			175
(NAME)			(NAME)			73, 66, 112
[illegible]						Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			2D-27300
[illegible]						2D-31305 & 2D-31310
(CITY)	(STATE)	(ZIP CODE)	(CITY)	(STATE)	(ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

40820	CONV	25,000.00			
40820	S'TAX		B*	65.00	
40820	PR'FEE		B*	.50	
40820	W'DEED		B*	4.00	* 69.50

LOIS L. SMITH BORDELL, unmarried,

have bargained and sold and by these presents do transfer and convey unto XXXXXX

DOUGLAS B. AKINS SR.,

the GRANTEES herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Located in the 2nd Civil District of said County, described according to a property survey of Robert E. Francis, Registered Land Surveyor dated July 11, 1974, as follows: Bounded on the North by Maxwell Road and property of Eugene Poole (Deed Book 4330, page 672); the east by property of Hittinger, property of Vaught and property of Eugene Poole (Deed Book 4330, page 672); the south by property of formerly Smith (Deed Book 3537, page 533); property of Odell Bennett (Deed Book 4787, page 555); the west by property of formerly Holloway and fifteen foot access easement.

BEGINNING at a pin on the south margin of Maxwell Road, 25 feet from centerline of said road, being the N.E. corner of this tract, the N.W. corner of Poole property and five tenths of a mile, more or less, to Lavergne Coutchville Pike; thence with south margin of said road, N 85°54' W 114.0 feet to a metal fence post by others; thence with east line of formerly Holloway S 0°05' E 649.5 feet to a pin at old fence corner; thence N 81°10' E 168.4 feet to old pin by others on the N.W. corner of Bennett property; thence with north line of Bennett S 63°27' E 192.4 feet to an old pin by others; thence S 12°E 229.1 feet to a pin; thence S 23°30' W.412.0 feet to a pin in driveway on the N.W. corner of formerly Smith property; thence with north line of Smith, S 81°23' E 208.7 feet to a pin in west fence of Vaught property; thence with west fence of Vaught N 23°22'E 340.0 feet to a 7 inch dead Cedar (hacked) old marking in fence line; thence continuing with west fence of Vaught N 22°50'E 334.4 feet to a pin by corner post; thence with west fence of Hittinger N 27°53'W 176.48 feet to a pin in fence line; thence with south line of Poole N 88°41'W 209.0 feet to a pin; thence with west line of Poole N 27°30'W 625.3 feet to the beginning, containing 8.49 acres, more or less. Being part of the property conveyed to Lois L. Smith, by deed from G. W. Gordon and wife, in Book 3537, page 533, and by deed from William E. Davis and wife of record in Book 4783, page 394, said Register's Office. The said Lois L. Smith now being Lois L. Smith Bordell.

This conveyance is made subject to the following: (1) TVA Power line easement of record in Book 435, page 507; (2) Easement for right of way for road purposes of record in Book 2445, page 434; (3) A 5-foot water line easement to Eugene Poole of record in Book 4330, page 672; and (4) A 5-foot water line easement along south line of record in Book 1645, page 56, all in said Register's Office for Davidson County, Tennessee.

Taxes for 1976 have been prorated and assumed by the Buyer.

This is unimproved ( ) / improved ( ) property, known as ______ (House Number) ______ (Street)

______ (P. O. Address) ______ (City or Town) ______ (Zip Code)

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.

Whenever 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 20th day of August, 1976.

Lois L. Smith Bordell
Lois L. Smith Bordell

BOOK 5059 PAGE 491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dolores K Robinson, a Notary Public in and for said County and State, the within named Lois L. Smith Bordell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 19 76.

My commission expires 9-8-79 Notary Public Dolores K Robinson

NOTARY PUBLIC · DOLORES K. ROBINSON · DAVIDSON COUNTY · TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Douglas B. Adkins Sr.

Sworn to and subscribed before me this 20th day of August, 19 76.

My commission expires 9-8-79 Notary Public Dolores K Robinson

NOTARY PUBLIC · DOLORES K. ROBINSON · DAVIDSON COUNTY · TENN.

This instrument was prepared by:

George E. Mudter, Jr., Attorney, 10th Floor, First American Center, Nashville, Tennessee

Name Address

WARRANTY DEED

FROM LOIS L. SMITH BORDELL

TO DOUGLAS B. ADKINS, SR.

D 64166

IDENTIF. REFERENCE

AUG 20 11 54 AM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219