This document was prepared by
R. L. RICHARDSON, JR., ATTORNEY
Public Square, Franklin, Tennessee

Send Tax Statement To:
Ronald Don O'Donniley
2614 Belmont Blvd.
Nashville, Tenn.
37212

Mail-2

117-4

BOOK 5107 PAGE 33 10h pw

FOR AND IN CONSIDERATION OF THE SUM of Twenty-eight Thousand Five Hundred and No/100 ($28,500.00) Dollars, paid in cash, the receipt of which is hereby acknowledged.

We, Lewis G. Akin and wife, Billy Enochs Sparks Akin, have bargained and sold, and do hereby transfer and convey unto Ronald Don O'Donniley, the following described land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 183, on Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 183 fronts 50 feet on the westerly side of Belmont Blvd., and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Billy Enochs Sparks Akin, by deed of Sally Sparks (unmarried), as of record in Deed Book 3999, page 249, in the Register's Office of Davidson County, Tennessee. Billy Enochs Sparks Akins conveyed a one-half interest as tenants by the entirety, to her husband, Lewis G. Akin, of record in Book 4490, page 373, in the Register's Office of Davidson County, Tennessee.

The above described property is conveyed subject to Restrictions of record in Book 362, page 321, and Book 1786, page 559, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Ronald Don O'Donniley, his heirs and assigns, forever.

We covenant with the said Ronald Don O'Donniley, that we are lawfully seized of said land, have a good right to convey it, and that it is unencumbered.

Said property is conveyed subject to all visible easements and subject to all applicable building and zoning regulations.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said property, to the said Ronald Don O'Donniley, his heirs and assigns, against the lawful claims of all persons.

Possession to be given date of deed, subject to present rental contracts, which purchaser shall assume.

Witness our hands this the 15th day of January, 1977.

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IDENTIF. REFERENCE

JAN 19 11 12 AM '77
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Lewis G. Akin

Billy Enochs Sparks Akin

JAN 19 77 CONV 28,500.00
JAN 19 S'TAX B* 74.10
JAN 19 PR'FEE B* .50
JAN 19 W'DEED B* 4.00 * 78.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named Lewis G. Akin and wife, Billy Enochs Sparks Akin, the bargainors, with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purpose therein contained.

Witness my hand and official seal, at this office, this the 15th day of January, 1977.

LENNICE P. SMITH NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: July 13, 1980.

LENNICE P. SMITH NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR [illegible] S TRANSFER IS
$28500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 77
MY COMMISSION EXPIRES: July 13, 1980
(AFFIX SEAL) Notary Public