M.55
P. 48 pw

BOOK 5155 PAGE 351 **WARRANTY DEED**

For and in consideration of the sum of Eleven Thousand ($11,000.00) dollars cash in hand paid by Earnest Akins, hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is hereby acknowledged, I, H.O. Clinard, a widower, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto the said grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th civil district of Davidson County, Tennessee, described according to a survey made by Charles R. Simmons, Surveyor, dated June 2, 1976, as follows:
Beginning in the center of the old road (now Libble Road) where it crosses the ridge, thence South 32° East 214 feet, thence South 2° West 254 feet to a pile of rock in road, thence South 61° West 350 feet to a pile of rock, thence South 35° West 300 feet to a stake near road; thence North 76° West 681 feet to a stake and pointers, Robert Denny's corner; thence with Denny's line North 10° East 814 feet to a planted stone; thence North 85° West 800 feet to a stake in the edge of a small field; thence North 1½° East 198 feet to center of old road; thence with the center of said road North 72° East 97.90 feet to a point in the center of said road; thence South 78° East 56.80 feet to a point in the center of said road; thence South 65° East 268.40 feet to a point in the center of said road; thence South 79° 30' East 219 feet to a point in the center of said road; thence North 88° East 71.10 feet to a point in the center of said road; thence North 80° 15' East 64 feet to a point in the center of said road; thence North 59° 30' East 121.20 feet to a point in the center of said road; thence North 51.50 East 61.70 feet to a point in the center of said road; thence North 45° 55' East 244.40 feet to a point in the center of said road; thence North 39° 35' East 204 feet to a point in the center of said road; thence North 54° 30' East 247.30 feet to a point in the center of said road; thence North 26° 25' East 139 feet to a point in the center of said road; thence North 64° 55' East 32.10 feet to a point in the center of said road; thence South 40° East 33.20 feet to a point in the center of said road; thence South 10° 20' East 117.90 feet to a point in the center of said road; thence South 34° 30' East 196.60 feet to a point in the center of said road; thence South 52° West 52 feet to a point in the center of said road; thence North 88° West 130 feet to a point in the center of said road; thence South 70° 30' West 75 feet to a point in the center of said road; thence South 39° West 150 feet to a point in the center of said road; thence South 18° West 100 feet to a point in the center of said road; thence South 12° East 150 feet to a point in the center of said road; thence South 28° 45' East 100 feet to a point in the center of said road; thence South 48° East 100 feet to a point in the center of said road; thence South 65° East 100 feet to a point in the center of said road; thence South 69° 30' East 200 feet to the point of beginning.

Being the same property conveyed to H.O. Clinard by deed of record at page 581 of book 4190, Register's office of Davidson County, Tn.

To have and to hold the said tract or parcel of land, with the apppurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever. And I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of June, 1977.

H. O. Clinard

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personaally appeared before me, Leon Perry, a Notary Public in and for said county and state, the within named H.O. Clinard, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 3rd day of June, 1977.

Leon Perry
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-15-78

STATE OF Tennessee
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transaction is $11,000.

Ernest E. Akins
AFFIANT

Sworn to and subscribed before me this 4th day of June, 1977.

Leon Perry
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-15-78 Notary Public

Buyer Earnest Akins . Ind
P.O. Box 301
Ashland City Tenn.

Send
Done

Prepared by: Leon Perry Atty
Ashland City Tenn

E07374

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IDENTIF. REFERENCE

JUN 6 10 39 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

JUN-6?	CONV	11.000.00			
JUN-6? S'TAX			B*	28.60	
JUN-6? PR'FEE			B*	.50	
JUN-6?	W'DEED		B*	4.00	* 33.10