FROM
TENNESSEE DEVELOPMENT COMPANY,
a Tennessee corporation

TO
WILLIAM B. AKERS and J. CLARK AKERS, III, d/b/a ASPHALT PRODUCTS COMPANY, a partnership

For draftsman's use
PREPARED BY
John L. Chambers
Chambers & Wiseman
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5214 PAGE 118

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Akers and J. Clark Akers III (NAME)	(NAME)	To be assigned
3035 Powell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

OCT 26 10 26 AM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

E 33043

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$7,000.00***** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 1977.

Notary Public

MY COMMISSION EXPIRES: January 1978

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND AND NO/100 DOLLARS ($7,000.00), cash in hand paid, receipt of which is hereby acknowledged, TENNESSEE DEVELOPMENT COMPANY, a Tennessee corporation, hereinafter sometimes referred to as "SELLER," has bargained and sold, and by these presents does hereby transfer and convey unto, WILLIAM B. AKERS and J. CLARK AKERS, III, d/b/a ASPHALT PRODUCTS COMPANY, a partnership, hereinafter sometimes referred to as "BUYERS," their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 6th Civil District of Davidson County, Tennessee, being a portion of the tract conveyed by the United States of America to Tennessee Development Company as recorded in Book 1561, page 117, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the southerly margin of William B. Akers and J. Clark Akers, III, Book 3902, page 316, Register's Office for Davidson County, said point being 70.0 feet westwardly from the center line of the T.V.A. tower line and easement as measured along said southerly margin; thence along said southerly margin of Akers, westwardly 75.6 feet to the center line of an L & N Railroad Company lead track, said center line being the easterly margin of Raymond C. Pierce, Book 1583, page 436, Register's Office for Davidson County; thence, southerly along the curved center line of said track and the easterly margin of Pierce, approximately 181.0 feet as measured on the chord of said center line to the northerly margin of a 50-foot dedicated street, sometimes called Hardison Street; thence, easterly along said northerly street margin 16.0 feet;

thence northerly in a straight line, approximately 170.0 feet to the point of beginning; being an area of approximately 7,000 square feet.

BEING part of the same property conveyed to Tennessee Development Company, a Tennessee corporation, by deed from United States of America of record in Book 1561, page 117, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM B. AKERS and J. CLARK AKERS, III, d/b/a ASPHALT PRODUCTS COMPANY, a partnership, their heirs, successors, and assigns, forever.

AND SELLER does covenant with the said BUYERS that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, except as follows:

1. Taxes for the year 19___, which have been prorated.

2. Easement or right-of-way granted to L & N Railroad and/or Nashville and Decatur Railroad for construction and maintenance of the above described main spur track, said easement being 16 feet in width and extending 8 feet on each side of the center line thereof.

3. Easements reserved for the maintenance and operation of any and all existing water mains or pipes and sewer mains or laterals in or upon the property hereinabove conveyed.

4. Easement for the maintenance and operation of the electric distribution lines, poles, and structures now upon or over the property.

5. Easement in favor of Tennessee Valley Authority for construction, maintenance, and operation of a high tension transmission line as now located on the property, of which the center line forms the easterly boundary of the property hereinabove conveyed, said T.V.A. easement extending 75 feet on each side of its center line.

AND SELLER does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said BUYERS, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, SELLER has caused this instrument to be executed by its duly authorized officer on this 2nd day of May, 1977.

TENNESSEE DEVELOPMENT COMPANY

By: Jack A. Oman

Title: Vice President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack A. Oman, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be Vice-President of TENNESSEE DEVELOPMENT COMPANY, the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 2nd day of May, 1977.

NOTARY PUBLIC

My Commission Expires:

30 August 1979

OCT 26 77	CONV	*7,000.00				
OCT 26 77	S'TAX		B*	18.20		
OCT 26 77	PR'FEE		B*	.50		
OCT 26 77	W'DEED		B*	6.00	*	24.70