FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Jimmy L. Overstreet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1977

Janet P. Cauley
Notary Public

MY COMMISSION EXPIRES: 10-17-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James W. Stinnett, Jr., Attorney, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy L. Overstreet et ux (NAME)	Same (NAME)	Map 55
104 Hull Ln. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 48
Hendersonville, Tn. 37075 (CITY) (STATE) (P. O. ZIP)	(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, Earnest Akins and wife, Cynthia Akins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Overstreet and wife, Mary Elizabeth Overstreet

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:

First Tract: 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 S 32° E 214 feet; thence S 2° W 254 feet to a pile of rock in road; thence S 61° W 350 feet to a pile of rock; thence S 35° W 300 feet to a stake near road; thence N 76° W 681 feet to a stake and pointers, Robert Denny's corner; thence with Denny's line, N 10° E 814 feet to a planted stone; thence N 85° W 800 feet to a stake in the edge of a small field; thence N 1-1/2° E 198 feet to center of old road; thence with the center of said road, N 72° E 97.90 feet to a point in the center of said road; thence S 78° E 56.80 feet to a point in the center of said road; thence S 65° E 268.40 feet to a point in the center of said road; thence S 79° 30' E 219 feet to a point in the center of said road; thence N 88° E 71.10 feet to a point in the center of said road; thence N 80° 15' E 64 feet to a point in the center of said road; thence N 59° 30' E 121.20 feet to a point in the center of said road; thence N 51.50° E 61.70 feet to a point in the center of said road; thence N 45° 55' E 244.40 feet to a point in the center of said road; thence N 39° 35' E 204 feet to a point in the center of said road; thence N 54° 30' E 247.30 feet to a point in the center of said road; thence N 26° 25' E 139 feet to a point in the center of said road; thence N 64° 55' E 32.10 feet to a point in the center of said road; thence S 40° E 33.20 feet to a point in the center of said road; thence S 10° 20' E 117.90 feet to a point in the center of said road; thence S 34° 30' E 196.60 feet to a point in the center of said road; thence S 52° W 52 feet to a point in the center of said road; thence N 88° W 130 feet to a point in the center of said road; thence S 70° 30' W 75 feet to a point in the center of said road; thence S 39° W 150 feet to a point in the center of said road; thence S 18° W 100 feet to a point in the center of said road; thence S 12° E 150 feet to a point in the center of said road; thence S 28° 45' E 100 feet to a point in the center of said road; thence S 48° E 100 feet to a point in the center of said road; thence S 65° E 100 feet to a point in the center of said road; thence S 69° 30' E 200 feet to the point of beginning.

(description continued on attached sheet)

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Earnest Akins and Ernest Akins are one and the same person.

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 hands this 15th day of November, 1977

Ernest Akins By Henry Stadtmiss - Cynthia Akins
Ernest Akins Cynthia Akins

By: _____
Attorney in fact

STATE OF TENNESSEE
Davidson County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Akins

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 Ashland City, Tennessee, this 15th day of November 19 77

Commission expires 10-17-78

Janet M. [illegible]
Notary Public

NOTARY PUBLIC CHEATHAM COUNTY

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
EARNEST AKINS et ux

TO
JIMMY L. OVERSTREET et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 15th day of November, 1977, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry I. Shadowens, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument in behalf of Earnest Akins, and that he executed the same as the free act and deed of the said Earnest Akins.

Witness my hand andofficial seal at Ashland City, Tennessee, this the 15th day of November, 1977.

Janet M. [illegible]
Notary Public

NOTARY PUBLIC CHEATHAM COUNTY TENN.

My Comm. Exp.: 10-17-78

WARRANTY DEED - EARNEST AKINS et ux to JIMMY L. OVERSTREET et ux

Description continued:

Second Tract: Land in Davidson County, Tennessee, BEGINNING at an iron post, the NE corner of this tract of land and formerly an interior corner between Akins and Denny; thence uphill the old line N 84° 45' W 405.0 feet, more or less, to a point in old line; thence S 1° 30' W 82.0 feet to an iron pin and stake in Hillside; thence with a new line severing the Denny property, S 19° 30' E 842.0 feet, more or less, (crossing a hill and across a hollow), to an iron pin on the east slope side of large hill top; thence, with old line, N 10° 15' E 814.0 feet to an iron post, the point of beginning, containing 3.88 acres, more or less.

Tract No. 1 is the same property conveyed to Earnest Akin, by deed from H. O. Clinard, a widower, of record in Book 5155, page 351, Register's Office for Cheatham County, Tennessee, and Tract No. 2 is the same property conveyed to Ernest Akins by deed from Sam Denny and wife, Mary Kaye Denny, of record in Book 5211, page 671, said Register's Office.

Henry I. Shadowens executes this instrument on behalf of Earnest Akins by virtue of a Power of Attorney, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

E 36847.

IDENTIF. REFERENCE

NOV 15 2 45 PM '77

FELIX A. ... REGISTER
DAVIDSON ... TENN.

... CONV
... S'TAX
... FR'FEE
... M'DEED

... 78.00
... .50
... 6.00 * 84.50