This Instrument Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5298 PAGE 994

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Brinton, Jr. et ux (NAME:)	SAME (NAME:)	Map 116-10
305 Belle Meade Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 23
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100---------- ($10.00) ---------- *DOLLARS* cash in hand paid by William D. Brinton, Jr. and wife, Gloria H. Brinton and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said William D. Brinton, Jr. and wife, Gloria H. Brinton, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $80,000.00 secured by deed of trust of record in Book 4484, page 285, Register's Office for Davidson County, Tennessee,

I, James T. Akers,

have bargained and sold, and by these presents do transfer and convey unto the said William D. Brinton, Jr. and wife, Gloria H. Brinton

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 4 on the Map of Belle Meade Deer Park Subdivision No. 1, as of record in Book 332, pages 88 and 89, Register's Office for the said County, and the northeasterly part of Lot No. 1 and the easterly part of Lot No. 5 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3, Belle Meade Deer Park Subdivision No. 1, of record in Book 421, page 133, said Register's Office and described according to a survey made by W. B. Southgate, surveyor, May 21, 1938, as follows:

Beginning at an iron pin in the westerly margin of Belle Meade Blvd., 125 feet north of the northwest corner of Belle Meade Blvd. and Jackson Blvd., and being the northeast corner of the property conveyed to Pearl Franklin Leftwich by deed from Helen Knox Campbell, of record in Book 1077, page 317, said Register's Office; thence in a westerly direction, along Leftwich's north line, 295 feet to an iron pin in the easterly line of Lot No. 2 in Johnson Bransford's Subdivision of Lot No. 3 above mentioned; thence northerly along the easterly line of Lot No. 2, 150 feet to an iron pin, the southwest corner of an 18-foot strip conveyed to Nashville Railway and Light Company by deed of record in Book 653, page 222, said Register's Office; thence in an easterly direction, along the south margin of said strip, 18 feet; thence in a northerly direction, along the easterly margin of said strip, 100 feet to an iron pin; thence in an easterly direction, 265.8 feet to an iron pin in the westerly margin of Belle Meade Boulevard; thence southerly along the westerly margin of Belle Meade Blvd., 236 feet 9 inches to the point of beginning.

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 12th day of June, 1978

My commission expires: 4/21/80 (Affix Seal)

Affiant

Notary Public

Being the same property conveyed to James T. Akers and wife, Sybil P. Akers by deed from Lonnie M. Tillis and wife, Doris Y. Tillis, of record in Book 4638, page 468, Register's Office for said County, the said Sybil P. Akers having since died.

This conveyance is subject to covenants and restrictions, but omitting any such covenant or restriction based on race, color, religion or National origincontained in instrument recorded in Book 633, page 212, and Book 672, page 186, said Register's Office.

Jeanne Nelson Akers, wife of James T. Akers, joins in the execution of this instrument for the purpose of conveying any marital interest she may have in the above property.

JUN 15 78	CONV	90,000.00			
JUN 15 78	CONV	45,000.00			
JUN 15 78 S'TAX			B*	351.00	
JUN 15 78 PB'FEE			B*	.50	
JUN 15 78	W'DEED		B*	6.00	* 357.50

This is unimproved ( ) improved (X) property, known as 305 Bellemeade Boulevard (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

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 D. Brinton, Jr. and wife, Gloria H. Brinton, their *heirs and assigns, forever.*

And do covenant with the said William D. Brinton, Jr. and wife, Gloria H. Brinton *that* lawfully seized and possessed of said land in *fee simple; have a good right to convey it, and the same is unencumbered.*, except 1978 taxes which are prorated and assumed by the purchasers.

And James T. Akers *do further covenant and bind* heirs and representatives, to *warrant and forever defend the title to the said land to the said* William D. Brinton, Jr. and wife, Gloria H. Brinton *heirs and assigns against the lawful claims of all persons whomsoever. Witness hand this* 12th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. Akers

Jeanne Nelson Akers

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named James T. Akers and wife, Jeanne Nelson Akers,

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 78.

Mary Emery, Notary Public.

Commission Expires 4/21/80

MARY EMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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IDENTIF. REFERENCE

JUN 15 9 55 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.