THIS INSTRUMENT WAS PREPARED BY James U. Kinnebrew, ATTORNEY AT LAW
320 GALLATIN ROAD
MADISON, TN. 37115

WARRANTY DEED

BOOK 5314 PAGE 486

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. Davis & Charles E. Rhoten	Same	11D02570 & 11D02580
(NAME:	(NAME:	
P. O. Box 738		Map 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, Tenn. 37075		Parcels 25 & 26
(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 the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL 21 78	CONV	15,000.00			
JUL 21 78	S'TAX		B*	39.00	
JUL 21 78	PR'FEE		B*	.50	
JUL 21 78	W'DEED		B*	6.00	* 45.50

We, BILLY G. AKIN and wife, BETTY DEAN AKIN, hereinafter called the

grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ FRANK C. DAVIS and CHARLES E. RHOTEN, herein 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:*

Land in Davidson County, Tennessee, to-wit:

TRACT NO. 1:

BEGINNING at an iron pin at the common corner of Charles Bates, Hart Perry and Freddie Beene, being the northeast corner of the land conveyed from Hart Perry to Freddie Beene et ux by Warranty Deed of record in Book 1713 at Page 347, R.O.D.C., Tennessee, said iron pin being in the line between Bates and Perry and South 2° West 849.9 feet from the center line of old Due West Avenue; thence South 2° West 112.2 feet to an iron pin; thence South 64° 53' West with the line between Perry and Beene, being the southerly line of Beene's property, 178 feet, more or less, to the easterly margin of the right of way conveyed to the State of Tennessee by Freddie Beene and wife, Robbie Beene, for the construction of Interstate Highway I-65 by Warranty Deed dated July 24, 1964, and of record in Book 3803, page 582, R.O.D.C., Tenn.; thence in a generally northeasterly direction with the said East boundary of the said right of way, 208 feet more or less to Perry's southerly boundary, being the common line between Beene and Perry; thence North 64° 53' East 55 feet, more or less, with said line to the point of beginning.

TRACT NO. 2:

BEGINNING at a point where the lands of Hart Perry and George Beene corner on the west line of Charles Bates, Perry's northeast corner, running thence with Perry's east line south 4° 45' west 420 feet, more or less, to a point; thence with Rhoten's north line and Perry's south line north 88° 00' west 418 feet, more or less, (passing a concrete monument at 9 feet) to a concrete monument, Rhoten's northwest corner; thence with

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 5th day of July 19 78

Affiant

My commission expires: 9-7-80

Notary Public

(Affix Seal)

Davidson County's east line north 6° 25' east 9.2 feet, more or less, to a point in southeast right-of-way of Highway I-65 (point being 200 feet from center line of said highway) continuing north 6° 25' east 37.5 feet, more or less, to a point which is 175 feet from center line of said I-65; thence with a line which is southeast of and at all points 175 feet from center line of said I-65 northeasterly 228 feet, more or less, to a point; thence continuing along right-of-way of said I-65 north 26° 00' east 90 feet, more or less, to a point which is 150 feet from center line of said Highway I-65 (description along I-65 right-of-way per deed to State of Tennessee of record in Book 3810, Page 760 Register's Office for Davidson County, Tennessee; thence continuing with said right-of-way of I-65 north 77° 19' east 55 feet, more or less, to a point in what was formerly Beene's line, now I-65; thence continuing with said right-of-way of I-65 30 feet, more or less, to a point which is southeast 200 feet from center line of said Highway I-65, Beene's southwest corner. DESCRIPTIONS of above two calls per deed from Beene to State of Tennessee as of record in Book 3803, page 582, Register's Office for Davidson County, Tennessee. THENCE with Beene's south line north 67° 38' east 218 feet, more or less, to the point of beginning.

Being the same property conveyed to BILLY G. AKIN and wife, BETTY DEAN AKIN, by deeds from FREDDIE BEENE and wife, ROBBIE BEENE, of record in Book 4265, page 61; and from HART PERRY, JR., of record in Book 4209, page 767; Register's Office for Davidson County, Tennessee.

The undersigned, Shirley Ruth Perry, wife of Hart Perry, Jr., joins in the execution of this instrument for the purpose of conveying to the said grantees all right, title and interest in and to said property which she may have by virtue of the marital statutes of the State of Tennessee, or otherwise.

This is unimproved (X) improved ( ) property, known as near old Due West Avenue, Nashville, Tennessee 37207
(House Number) (Street) 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 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.*

And we, the said grantors, *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.*

Witness our *hands this* 15th *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.*

Billy G. Akin
(Billy G. Akin)

Mrs. Betty Dean Akin
(Betty Dean Akin)

Shirley Ruth Perry
(Shirley Ruth Perry)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Billy G. Akin and wife, Betty Dean Akin

*the bargainor*s, *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 Goodlettsville, *Tennessee, this* 5th *day of* ~~June~~ July, *19* 78.

Robert E. Lee, Notary Public

Commission Expires 9-7-80.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Shirley Ruth Perry

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 Nashville, *this* 15th *day of* June, *19* 78.

Notary Public

Commission Expires 3-3-79.

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 .....

E.7.81.90

IDENTIF. REFERENCE

Jun 21 10 54 AM '78

FEE $ ... REGISTER DAVIDSON COUNTY, TENN.