BOOK 5385 PAGE 477

FORM NO. WD-1

PREPARED BY & RETURN TO:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Jon B. Sheridon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1979.

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joel Riggs & Co. (NAME) 2319 Crestmoor Road Nashville, TN 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon B. Sheridon (NAME)	SAME (NAME)	Map 104-14
307-A Lauderdale (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 35
Nashville, TN (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, Ward E. Akers and wife, Elizabeth Hewitt Roberts Akers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas D. Verban and Jon B. Sheridon

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:

Land in Davidson County, Tennessee, being lot No. 8 on the unrecorded Map of H.E. Marlin's Subdivision of Lot No. 18 and parts of Lots Nos. 20 and 21 of Bransford Realty Company's Sharondale and part of Woodlawn Avenue, as shown on Old plan which was never used and was abandoned by relocation and present location of Woodlawn Avenue, lying south of said Lot. No. 8, all described according to a copy of a survey thereof made June 5, 1948, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point at the northeast intersection of Linmar Avenue and Woodlawn Drive as presently located; thence with the margin of Woodlawn Drive, easterly around a slight curve, 143.9 feet to an iron pin in the westerly margin of the Tennessee Central Railway Company right-of-way; thence along the margin of said right-of-way northerly, passing the southeast corner of Lot No. 8 at 44.1 feet, a total distance of 84.1 feet to an iron pin at the corner of Lots Nos. 8 and 9; thence with the line between said lots, westerly 159.5 feet to an iron pin in the easterly margin of Linmar Avenue; thence with the margin of same, southerly, passing the southwest corner of Lot No. 8 at an iron pin at 62 feet, a total distance of 77.6 feet to an iron pin, the point of beginning.

Being the same property conveyed to Ward W. Akers and wife Elizabeth HewittRoberts Akers, by deed from Ward E. Akers of record in Book 4236, page896, and by deed from Dorothy E. Akers of record in Book 4037, page 364 and by deed from Elizabeth H. Roberts of record in Books 3572, page 29, and Book3571,page 285, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 2700 Linmar Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 5th day of January, 1979

X Ward E Akers
Ward E. Akers

X Elizabeth Hewitt Roberts Akers
Elizabeth Hewitt Roberts Akers

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Ward E. Akers and wife, Elizabeth Hewitt Roberts 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 5th day of January 19 79

Commission expires June 9, 1980.

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____ a, 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
Ward E. Akers and wife,
Elizabeth Hewitt Roberts Akers

TO
Nicholas D. Verban and
Jon B. Sheridon

F. 0 9 7 6 1

IDENTIF. REFERENCE

JAN 16 8 36 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 16 79	CONV	*8,000.00				
JAN 16 79	S'TAX		B*	20.80		
JAN 16 79	PR'FEE		B*	.50		
JAN 16 79	W'DEED		B*	4.00	*	25.30