FORM NO. WD-1

BOOK 5737 PAGE 37

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,260.68

Wayne C. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 1981

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B. B. & R. Properties (NAME) | Dobson & Johnson, Inc. (NAME) | 5DU 3821 |
| 584 Highcrest Drive (STREET ADDRESS OR ROUTE NUMBER) | Suite 1800, One Commerce Place (STREET ADDRESS) | 148-5-9 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37239 (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, Charlene Akers, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. B. & R. Properties, a partnership composed of Owen Bitsch and Wayne Reed

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. 20 on the plan of Hillbrook Subdivision, Section 7, of record in Book 3842, Page 249, Register's Office for said County.

Said Lot No. 20 fronts 103.8 feet on the southwesterly margin of Faulkner Drive and extends back 179.8 feet on the northwesterly line and 167.1 feet on the southerly line to a dead line in the rear, measuring 43.3 feet thereon.

Being the same property conveyed to Charlene Akers by deed from Alphonse Pasipanodya and wife, Gwendolyn B. Pasipanodya of record in Book 5624, Page 788, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4302, Page 491, said Register's Office, and to the matters set forth in the above referenced plan of record.
IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balanc of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 5244, page 372, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby trans ferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 3761 Faulkner Drive, Nashville, TN 37211
(House Number) (Street) (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 my hand this 22nd day of April 19 81

Charlene Akers

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STATE OF TENNESSEE
Davidson County

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

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, Tennessee, this 22nd day of April 19 81

Commission expires 7-17-83

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 (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 Charlene Akers

TO

return to: Row 1, Box 8 TW

G. 3. 8. 8 1. 4

IDENTIF. REFERENCE

APR 24 1 53 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

2013 04/24 142.48- CHECK

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

52260.68- CO
135.98 CO TX
.50 PRFEE
6.00 WDEED
CHECK 142.48-
2013A04/24/81 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 8 1 4

IDENTIF. REFERENCE

APR 24 1 53 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 818434