BOOK 5757 PAGE 701

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 81

Notary Public

MY COMMISSION EXPIRES: 4-2-84

(AFFIX SEAL)

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Joe N. Hopper, Attorney, P.O. Box 84, Brentwood, Tennessee 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton & Donna Ryan (NAME)	Same (NAME)	Map 116
Bull Run Road, Rt. 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 52
Ashland City, TN 37015 (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, Oscar C. Akins and wife, Betty Hopkins Akins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton J. Ryan and wife, Donna G. Ryan

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 the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being lot No. 1 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey, as follows:

Beginning at a point in the southeasterly margin of Bull Run Road at the common corner of lot Nos. 1 and 2 on said survey, said point lying south 59° 30' west 422.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband, of record in Book 2700, page 359, Register's Office for said County; thence with said margin, south 59° 30' west 110 feet to an iron pin in the center of a ditch; thence with the center of said ditch, south 18° 41' east 174 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek along said Taylor's northwesterly line, northeasterly to the southerly corner of lot No. 2 on said survey; thence with the line between said lots Nos. 1 and 2 on said survey, north 30° 30' west 173 feet to the beginning.

Being part of the real property conveyed to G.H. Akins and wife, Frankie Roberts Akins, by deed from J. L. Gallaher, dated January 31, 1961, filed February 1, 1961, and recorded in Book 3180, page 134; said Register's Office.

Being the same property conveyed by G. H. Akins, and wife, Frankie Roberts Akins, to Oscar C. Akins, and wife, Betty Hopkins Akins, by warranty deed of record in Book 3186, page 95, RODC, Tennessee.

unimproved ( )
This is improved (X) property, known as Route 3, Bull Run Road (House Number) (Street) Ashland City, Tennessee (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 this 1st day of June, 19 81

Oscar C. Akins

Oscar C. Akins

Betty Hopkins Akins

Betty Hopkins Akins

STATE OF TENNESSEE
Davidson County

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

the bargainor, 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 [illegible], Tennessee, this 15th day of [illegible] 1981

Commission expires 4-5-84

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

TO

G. 4. 6. 3 8 6

IDENTIF. REFERENCE

JUN 16 9 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ROSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5757 PAGE 703

FOR _____

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
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 79.30-	
1415A06/16/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.6.3.8.6

IDENTIF. REFERENCE

JUN 16 9 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 827510