This instrument was prepared by Lewis D. Nichols, Jr., Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
E. Alton Akes et ux	Franklin Society Federal Savings &	43-4-45
(NAME) 352 Keeton Avenue	Loan Assn. (NAME) c/o National Mortgage Company	04P 38015
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37158	4041 Knight Arnold Rd. (STREET ADDRESS) Memphis, TN 38118	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 6275 PAGE 279

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, including the assumption by the said grantees of the unpaid balance of a certain indebtedness payable to Realty Mortgage, Inc. in the original principal amount of $23,450.00; and secured by a deed of trust of record in Book 5099, page 811; as assigned to Franklin Society Federal Savings & Loan Association by instrument of record in Book 5778, page 241; Register's Office for Davidson County, Tennessee;

We, GEORGE T. PEARSON AND WIFE, PEGGY JO PEARSON,

have this day bargained and sold, and do hereby transfer and convey unto the said

E. ALTON AKES AND WIFE, NELDA C. AKES,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot "S" on the unrecorded map showing the subdivision of Lots Nos. 46 to 49 and Lots Nos. 64 to 66 on the unrecorded plan of Scenic View Subdivision, and described according to a survey made by James L. Murphy, Jr., Surveyor, August 2, 1959, and further described according to a survey made by John Kohl, November 26, 1976, as follows:
Beginning at a point in the southwesterly margin of Keeton Avenue, 1,776.45 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence South 44 deg. 12' West 148.5 feet to a point; thence North 46 deg. 29' West 72 feet to a point; thence North 41 deg. 50' East 130.7 feet to the margin of Keeton Avenue; thence with the margin of said avenue, South 59 deg. 21' East 79.55 feet to the point of beginning.

Being the same property conveyed to George T. Pearson and wife, Peggy Jo Pearson, by deed from Robert E. Richie and wife, Vickie L. Richie, of record in Book 5484, page 888, Register's Office for said County.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 19th day of April 19 84

Affiant E. Alton Akes

My commission expires July 18, 1987 (Affix Seal)

Notary Public Lloyd W. Pate

This is unimproved ( ) improved (XX) property, known as 352 Keeton Ave. Old Hickory, TN 37138 (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

E. Alton Akes and wife, Nelda C. Akes, their

(successors),

We we are *heirs and assigns forever. covenant that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ourselves, our *further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said*

E. Alton Akes and wife, Nelda C. Akes, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 19th *day of* April, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George T. Pearson
George T. Pearson

Peggy Jo Pearson
Peggy Jo Pearson

04/20 84.00 CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* George T. Pearson and wife, Peggy Jo Pearson

the within named 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 Madison, *Tennessee, this* 19th *day of* April, *19*84

Lloyd W. Pate *Notary Public*

Commission expires July 18, 1987

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 .....

WARRANTY DEED

FROM

GEORGE T. PEARSON ET UX

TO

E. ALTON AKES ET UX

I 1 6 9 5 5

IDENTIF. REFERENCE

APR 23 2 52 PM '84

REGISTER
DAVIDSON CO. CITY, TN

RUSH

Compliments of

Madison Title Company

333 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-21291

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6275 PAGE 281

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

34000.00- CONT.
88.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.90-
0326A04/20/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 30033