WARRANTY DEED

BOOK 6497 PAGE 254

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN THOMAS LEWIS and wife, PHYLLIS R. LEWIS	Security Federal Savings & Loan Association	Map 46
(NAME:) 208 Bull Run RD.	(NAME:) 502 S. MAIN ST	Parcel 42-43
(STREET ADDRESS OR ROUTE NUMBER) ASHLAND CITY TENN. 37015	(STREET ADDRESS) ASHLAND CITY TN. 37015	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTEEN THOUSAND & NO/100----------

($13,000.00)----------*DOLLARS*,
cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I OSCAR A. AKINS, Trustee, under the Will of EARL R. MANIS, Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said STEVEN THOMAS LEWIS and wife, PHYLLIS R. LEWIS, Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:
Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being a part of Lot No. 15 of Dr. E. E. Brown's Farm, as of record in Book 161, page 177, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey by Ralph W. C. Lambert, Surveyor, dated June 7, 1958, as follows:
Beginning at an iron pin in the southeast boundary of the property conveyed to Lawrence Alton Smith, et. al., by deed from Rufus Gallaher, Jr. and wife, of record in Book 2485, page 359, said Register's Office, said iron pin being North 51 deg. East 56.5 feet from the center line of Bull Run Road, thence along said boundary line North 51 deg. East 138.0 feet to an iron pin; thence North 61 deg. 05' West 68.0 feet to an iron pin; thence South 24 deg. 15' West 128.0 feet to the beginning.
TRACT II:
Land in Davidson County, Tennessee, being a certain tract of land in the 13th formerly 25th, Civil District of Davidson County, Tennessee, described as follows, to-wit:
Situated on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, Register's Office for said County, and being a triangular part of Lot No. 15 on the Map of Dr. E. E. Brown's Farm, formerly Governor Roberts property and shown on a copy of a survey made May 16 and 24, 1949, by John D. Kerr, County Surveyor, for Rutherford County, Tennessee, and being more particularly described as follows:

*(CONTINUED)

88 02/21 45.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 21 day of FEB 19 85.

Affiant

My commission expires: 4-19-87 (Affix Seal)

Notary Public

*(DESCRIPTION CONTINUED)

Beginning at a double stake in the center of Bull Run; thence along the center of said road, north 40 degrees west 15.1 poles to a stake; north 47 1/2 degrees west 4 1/2 poles to a stake; thence north 51 degrees east 37 poles and 6 feet to corner of Tract No. 7; thence south 22 degrees west 37 1/2 poles to the beginning containing 2.8 acres, more or less.

BEING the same property conveyed to Earl R. Manis and wife, Virginia Manis, by deed from Jessee Clair Robertson of record in Book 4022, page 171, said Register's Office. By Quitclaim Deed Virginia T. Manis Riley conveyed her interest in the above premises to Earl R. Manis of record in Book 6233, page 983, said Register's Office. By Quitclaim Deed James H. Riley, husband of Virginia T. Manis Riley, conveyed his interest in the above premises to Oscar A. Akins, Executor under the Last Will and Testament of Earl R. Manis, Deceased, of record in Book 6473, page 491, said Register's Office. The said Earl R. Manis having since died and by his Will of record in Will Book 148, page 520, Probate's Clerks Office for Davidson County, Tennessee, devised the above premises to Oscar A. Akins, Trustee with power of sale. Oscar A. Akins and Oscar C. Akins are one and the same person.

unimproved ( )
This is improved (XX) property, known as ..... (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 *do further covenant and bind* ourselves *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 my *hand this* 21 *day of* FEB *;* 1985 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OSCAR A. AKINS, Trustee
Oscar A. Akins
Oscar C. Akins

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* OSCAR A. AKINS, Trustee, AKA OSCAR C. AKINS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ASHLAND CITY *, Tennessee, this* 2nd *day of* FEB *, 19* 85.

Earl J. Ray, *Notary Public.*

Commission Expires 4-19-87.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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

OSCAR A. AKINS, Trustee

TO

STEVEN THOMAS LEWIS and wife,

PHYLLIS R. LEWIS

I: 8 4 6 9 2

IDENTIF. T REFERENCE

FEB 21 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue, North
Box 3348
Nashville, TN 37219-0348

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

13000.00- CAMT.
33.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 46.30-
3082A02/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 6 9 2

IDENTIF. REFERENCE

FEB 21 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110429