STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 91,500.00

Subscribed and sworn to before me, this the 15th day of July 19 87

My commission expires: January 12, 1989

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
W. Eugene Akers	Colwell Financial Corporation
1581 Campbell Road	700 West Liberty Street
Goodlettsville, Tennessee 37072	Louisville, KY 40203
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)
MAP & PARCEL NO 24-42.00 10D-32330	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Gerald O. Dickson and wife, Theresa Gail Dickson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO W. Eugene Akers and wife, Joylyn A. Akers

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: Land in Davidson County, Tennessee, described according to a survey made by E.R. Southgate, Surveyor, dated March 1, 1946, described as follows:

BEGINNING at a point at a stake opposite a cedar tree in the west line of an old road bed running along the west line of the lands of Hardy, being Creviston's new corner; thence along the west line of said old road bed and along a fence south 5 deg. west 386.5 feet to a walnut tree opposite Nixon's private road, and being in Nixon's line; thence along Nixon's line south 80 deg. west 20 feet to a walnut tree in fence line; thence continuing with Nixon's line along said fence, south 90 deg. west 342 feet to a sugar maple at Creviston's new corner; thence with Creviston line north 36 deg. east 318 feet to a poplar tree, thence north 59 deg. east 258 feet to the beginning.

TRACT 2: A small tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, as follows:

BEGINNING at a point in the west margin of Campbell Road, at the corner of C.L. Nixon's property; thence with Nixon's line, as follows: North 11 deg. 15 min. East 76 feet to a point; thence northerly 1 deg. 25 min. West 77 feet to a point; thence North 14 deg. 45 min. West 43 feet to a point; north 40 deg. 05 minutes West 46 feet; thence north 67 deg. 15 min. West 47 feet; north 85 deg. 10 min. West 117 feet; thence north 5 deg. east 27 feet to a corner post, a corner of the property marked John Tittle Property on said survey, but actually owned by Harris, et ux; thence with their line as follows: South 82 deg. 25 min. east 122 feet; thence south 72 deg. 45 min. east 55 feet; thence south 35 deg. 30 min. East 56 feet; thence south 19 deg. 30 min. east 93 feet to the *

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1581 Campbell Road, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 15th day of July 19 87

Gerald O. Dickson

Theresa Gail Dickson

State of Tennessee
County of Sumner

BOOK 7304 PAGE 69

On this 15th day of July, 1987, before me personally appeared Gerald O. Dickson and wife, Theresa Gail Dickson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public
Doris M. Freeman

NOTARY PUBLIC AT LARGE TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

Continuation of Legal Description

*west margin of Campbell Road; thence with the margin of said road; south 22 deg. 35 min. west 132 feet to the point of beginning.

Being the same property conveyed to Gerald O. Dickson and wife, Theresa Gail Dickson by deed recorded in Book 5945 at page 238, Register's Office for Davidson County, Tennessee.

Gerald O. Dickson and Gerald O. Dickson, Jr. being one and the same person.

Theresa Gail Dickson and Teresa Gail Dickson being one and the same person.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

48333

IDENTIFICATION REFERENCE

JUL 23 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 7304 PAGE 70

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

91500.00- CAPT.
256.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 262.70-
2855A07/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48333.

IDENTIFICATION REFERENCE

JUL 23 10 12 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 106961