Bay 53

BOOK 8120 PAGE 515 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Leonard E. Metzgar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 90

Carolyn Dee Ellis
Notary Public Carolyn Dee Ellis

MY COMMISSION EXPIRES: January 23, 1993

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
LEONARD E. METZGAR	SAME	MAP 46
(NAME)	(NAME)	
4693 Bull Run Road		PARCEL 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashland City, TN 37015		13D 40400
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JAMES HERMAN AKINS AND WIFE, DOROTHY MAI AKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD E. METZGAR, AN UNMARRIED PERSON

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. 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows: BEGINNING at a point on the southeasterly margin of Bull Run Road at the common corner of lots Nos. 3 and 4 on said survey, said point lying South 59 deg. 30' West 222.4 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, as of record in Book 2700, page 359, Register's Office for said county; thence with said margin, South 59 deg. 30' West 100 feet to the northwest corner of lot No. 2 on said survey; thence with the line between said lots Nos. 2 and 3 on said survey, South 30 deg. 30' east 161 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek and said Taylor's northwesterly line, northeasterly to the southerly corner of lot No. 4 on said survey; thence with the line between lots Nos. 3 and 4 on said survey North 30 deg. 30' West 175.4 feet to the beginning.

Being the same property conveyed to JAMES HERMAN AKINS AND WIFE, DOROTHY MAI AKINS by deed of record in Book 4897, page 403, Register's Office for Davidson County, Tennessee.

unimproved (XX) This is improved ( ) property, known as 4693 Bull Run Road, Ashland City, TN 37015
(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 heir 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 covey 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 23rd day of May, 19 90

Dorothy Mai Akins
DOROTHY MAI AKINS

James Herman Akins
JAMES HERMAN AKINS

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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, the within named JAMES HERMAN AKINS AND WIFE, DOROTHY MAI AKINS

the 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 GOODLETTSVILLE, Tennessee, this 23rd day of May 19 90.

Commission expires January 23, 1993

Carolyn Delffs
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

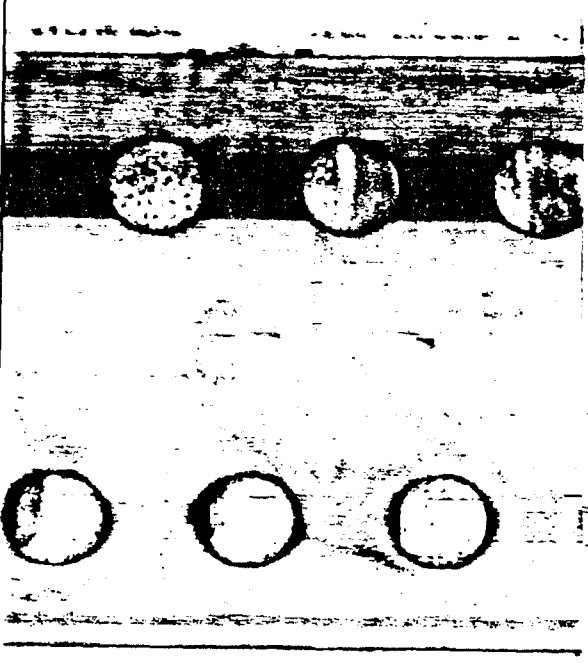
5961 06/01 0101 03CHECK 191.50

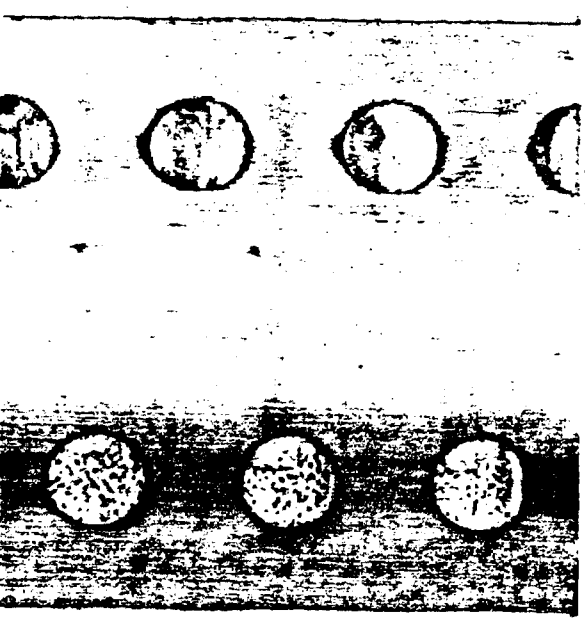
JUN 1 9 25 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

30103





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 517

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

CAMT 56000.00
CON TX 184.80
PRFEE 1.00
WDEED 6.00
TOTAL 191.80
CHECK 191.80

06/01/90 01 09:24 0001 5961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30103

IDENTIF. TREFERENCE

JUN 1 9 25 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323670