BOOK 11312 PAGE 220 BOX 1

TERRI OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/26/2000

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Dwight A. Akins | Guaranty Trust Company | 161-4-158 |
| (NAME) 5126 Raywood Drive | (NAME) P.O. Box 1218 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Murfreesboro, TN 37129 | |
| (CITY) (STATE) (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, **KENNETH TOWNSEND AND WIFE, DOREEN TOWNSEND AND ANDREW TOWNSEND AND WIFE, LESLIE TOWNSEND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DWIGHT A. AKINS AND PRISCILLA A. WATKINS, BOTH **UNMARRIED**, 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:

pw **AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

Jaa

LAND in Davidson County, Tennessee, BEING Lot No. 17 on the Plan of Goodrich Heights, as of record in Book 2663, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Townsend and wife, Doreen Townsend and Andrew Townsend by deed from Davis R. Amick and wife, Mildred H. Amick of record in Book 7884, Page 168, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Leslie Townsend joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Andrew Townsend.

unimproved ☐

This is improved ☒ property, known as 5126 Raywood Lane, Nashville, TN 37211
(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 heirs 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 my/our hand(s) this 20th day of January, 1999.

Andrew Townsend by Kenneth Townsend attorney in fact. — Kenneth Townsend
Andrew Townsend by Kenneth Townsend, Attorney in Fact — Kenneth Townsend

Leslie Townsend by Kenneth Townsend attorney in fact. — Doreen Townsend
Leslie Townsend by Kenneth Townsend, Attorney in Fact — Doreen Townsend

054062 IDENTIF. ↑ REFERENCE

99 JAN 26 PM 1:56 ALL TAXES PAID REGISTER DAVIDSON COUNTY, TN.

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 Kenneth Townsend and wife, Doreen Townsend, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 20th day of January, 1999

Commission expires:

5/26/2002

Notary Public

TERRI OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kenneth Townsend, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Andrew Townsend and wife, Leslie Townsend, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Andrew Townsend and wife, Leslie Townsend.
WITNESS my hand and Notarial Seal this 20th day of January 1999.

Notary Public

My Commission Expires

5/26/2002

TERRI OLIVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7352 01/26 0101 03CHECK 332.90

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11312 PAGE 222

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 87000.00 |
| CON TX | 321.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 332.90 |
| CHECK | 332.90 |

01/26/99 01 13:55 0001 7352

054/062

IDENTIF. & REFERENCE

99 JAN 26 PM 1:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1416755