FILE BOX 3

BOOK 5429 PAGE 94

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

36,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 1979.

Notary Public

MY COMMISSION EXPIRES: 7-6-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen A. Akin , Jr. (NAME)	Community Mortgage Corporation (NAME)	MAP 148-8
4521 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	8100 SW 81st Drive, Suite 220 (STREET ADDRESS)	PARCEL 113
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Miami, FL. 33143 (CITY) (STATE) (ZIP)	2DU-23325

FOR AND IN 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 Ronald A. Kliewer and wife Deborah B. Kliewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen A. Akin , Jr. and wife JoAnn Akin

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:

BEING Lot No. 89 on the plan of Oakwood Terrace, Section 2, as of record in Book 4460, Pages 118 and 119, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald A. Kliewer and wife Deborah B. Kliewer by deed from Milton L. Baker and wife Connie L. Baker, as of record in Book 4916, Page 471, Register's Office for said County. **

THIS conveyance is subject to restrictions of record in Book 4650, Page 995, and Book 4689, Page 376, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

** For additional source of title, see Book 5428, Page 911, and Book 5428, Page 909, Register's Office for said County.

This conveyance is subject to RIGHT OF WAY EASEMENT of record in Book 4859, Page 266, and corrected in Book 5428, Page 913, Register's Office for said County.

FILE BOX 3

This is unimproved ( ) improved (XX) property, known as 4521 Xavier Drive (House Number) (Street) Antioch, TN 37013 (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 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 30TH day of APRIL, 1979

~~Ronald A. Kliewer~~ Ronald A. Kliewer

~~Deborah B. Kliewer~~ Deborah B. Kliewer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Kliewer and wife Deborah E. Kliewer

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 Nashville, Tennessee, this 30TH day of APRIL, 1979.

Commission expires 9-6-81

Patricia Ann Stevens
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed 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
Ronald A. Kliewer

TO
Allen A. Akin, Jr.

F. 26972

IDENTIF. REFERENCE

MAY 1 2 40 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

3706 GRANT 105.84 - CHECK

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38900.00- CO	
			101.14 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	105.64-
9706A05/01/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 26972

IDENTIF. REFERENCE

T

MAY 1 2 4 0 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 680942