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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,891.22 George Huston Akins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1981.

Notary Public

MY COMMISSION EXPIRES: 4/13/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Derry O. Jackson, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Huston Akins (NAME) | Allstate Enterprises Mtg. Corp. (NAME) | Map 71-4 |
| 2108 Jones Circle (STREET ADDRESS OR ROUTE NUMBER) | 104 Wilmot Road - Suite 500 (STREET ADDRESS) | Par 191 |
| Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP) | Deerfield, Illinois 60015 (CITY) (STATE) (ZIP) | 12DZ 4445 |

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,

JAMES H. GREGORY and wife, PAMELA DIANE GREGORY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE HUSTON AKINS, a single man

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. 173 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northwesterly margin of Jones Circle at the corner of Lots 172 and 173; thence with the line between said lots, northwesterly 321.4 feet to a point; thence westerly 24.7 feet to a point; thence southerly 160 feet to a point, a corner of lots 173 and 174; thence with the line between said lots, southeasterly 230.5 feet to the margin of Jones Circle; thence with the margin of the same, northeasterly 50 feet to the point of beginning.

Being the same property conveyed to James H. Gregory, a single man, by deed of record in Book 5401, Page 154, RODCTN: the said James H. Gregory having since married Pamela Diane Gregory who joins in this conveyance.

This conveyance is subject to all easements and restrictions of record.

As part of the consideration for this conveyance the Grantee herein expressly assumes and agrees to pay the balance owing on that certain promissory note dated March 2nd, 1979, in the original principal sum of $27,500.00, secured by and fully described in the Deed of Trust of even date therewith recorded in Book 5401, Page 157, in the Register's Office for Davidson County, Tennessee, and hereby expressly assume the obligation of James H. Gregory under the terms of the instruments creating said loan, to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement od assumption being evidenced by his acceptance of this deed.

This is unimproved ( ) improved (X) property, known as 2108 Jones Circle, Nashville, Tennessee 37207
(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 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 hands this 13th day of February, 19 81

JAMES H. GREGORY: James H. Gregory

PAMELA DIANE GREGORY: Pamela Diane Gregory

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 James H. Gregory and wife, Pamela Diane Gregory

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 Madison, Tennessee, this 13th day of February 19 81.

Commission expires 4/17/83

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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) (they) as such _____ 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 James H. Gregory et ux

TO George Huston Akins

G 29678

IDENTIF. REFERENCE

FEB 18 9 38 AM '81

FELIX Z. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Deed to:
101 Cumberland Ave
Attorneys
American Title Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

02/18 89.44- CHECK

325

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5711 PAGE 663

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 |
|---|---|---|---|---|
| | | | 31891.22- CO | |
| | | | 82.94 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 89.44- |
| 0325A02/18/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G29678

IDENTIF. REFERENCE T

FEB 18 9 38 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807197