This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5935 PAGE 20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
William C. Fakes, et ux 1503 Jewell Street Nashville, Tennessee 37207	SAME	72-13 3

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM B. AKERS and J. CLARK AKERS, III, hereinafter called the Grantors, have this day bargained and sold and do hereby transfer and convey unto WILLIAM C. FAKES and wife REBECCA B. FAKES, their heirs, representatives and assigns, certain real estate in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 23 on the Plan of Dan Leech Subdivision, as of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee and described as follows:

WBA

BEGINNING at a point in the east margin of Jewell Street, at the corner of Lots 22 and 23; thence with the line between said lots, easterly 158 feet to the westerly right of way of the L & N Railroad; thence with said right of way, southerly 44 feet to the northerly margin of Blue Ridge Avenue; thence with the margin of the same, westerly 138.15 feet to the beginning of a curve; thence around said curve, northwesterly 38.33 feet to the point in the easterly margin of Jewell Street; thence with the margin of the same, northerly 59.2 feet to the point of beginning. Included in the above description but to be excluded therefrom is a tract of land conveyed to the State of Tennessee, by J. P. Manor, et al, in Book 4122, page 255, said Register's Office, containing 1,011 square feet more or less, to be used for a controlled access highway.

Being the same property conveyed to The Globe Company, Inc., by deed of J. P. Manor and wife Mary Ethel Manor of record in Book 4162, page 38, Register's Office for Davidson County, Tennessee. The name of the corporation was changed to Akers, Inc. Thereafter, Akers, Inc. liquidated with William B. Akers and J. Clark Akers, III as its only stockholders and directors.

This is improved property known as 1501 Jewell Street, Nashville, Tennessee.

The spouses of William B. Akers and J. Clark Akers, III join in the execution of this deed solely for the purpose of releasing and quitclaiming any and all rights or interests they might have in the property conveyed herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantors, their representatives, heirs and assigns forever, and we, do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise indicated herein.

We do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said real estate to the said William C. Fakes and wife Rebecca B. Fakes, their heirs, representatives and assigns, against the lawful claims of all persons.

WITNESS our hands this 11th day of January, 1983

J. CLARK AKERS, III

WILLIAM B. AKERS

ELEANOR AKERS

JO ANN AKERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 1,350.00 .

Subscribed and sworn to before me, this the 11th day of January, 1983.

W. B. Akers
AFFIANT

Porter R. Temple
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 12, 1986
(AFFIX SEAL)

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 WILLIAM B. AKERS and wife, JO ANN AKERS, J. CLARK AKERS, III and wife ELEANOR AKERS, the bargainors, 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 11th day of January, 1983.

Porter R. Temple
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 12, 1986

H 26937

IDENTIF. REFERENCE

JAN 19 12 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5995 PAGE 22

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
			1350.00- CO	
			3.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	9.88-
			2204A01/19/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~H-2-0-3-2-7~~
H26937

IDENTIF. REFERENCE

JAN 19 12 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922244