. FILE BOX 30

BOOK 7257 PAGE 311

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 57000.00

Subscribed and sworn to before me, this the 29 day of May 19 87

My commission expires: 4-6-89 (Affix Seal)

X David M. Gaines
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
David M. Gaines	ATLANTIC COAST MORTGAGE COMPANY
906 CLARK STREET	3975 UNIVERSITY DRIVE
STREET ADDRESS	STREET ADDRESS
OLD HICKORY, TENNESSEE 37138	FAIRFAX, VIRGINIA 22030
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 044-15-0 217.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WILLIAM JACK AKERS AND WIFE, BILLIE FAY AKERS AND TIMOTHY WAYNE AKERS JOINED BY HIS WIFE, DIANE AKERS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO DAVID M. GAINES AND WIFE, KAREN C. GAINES

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 213 on the Plan of Village of Old Hickory, Section "A", of record in Plat Book 1424 at page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to WILLIAM JACK AKERS AND WIFE, BILLIE FAY AKERS AND TIMOTHY WAYNE AKERS by Quitclaim deed recorded in Book 6540 at page 751, Register's Office for Davidson County, Tennessee.

The said Timothy Wayne Akers is being joined by his wife, Diane Akers, to convey any and all marital interest she may have in said property.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

William Jack Akers and William J. Akers being one and the same person.

Billie Fay Akers and Billie Faye Akers being one and the same person.

3.26 5.9 IDENTIFICATION REFERENCE

JUN 3 3 56 PM '87 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 906 CLARK STREET, OLD HICKORY, TENNESSEE 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 29 day of May 19 87

X William Jack Akers
William Jack Akers by
Mike W. Akers, Attorney in Fact

X Billie Fay Akers
Billie Fay Akers by
Mike W. Akers, Attorney in Fact

X Timothy Wayne Akers
Timothy Wayne Akers by
Mike W. Akers, Attorney in Fact

X Diane Akers
Diane Akers by Mike W. Akers,
Attorney in Fact

State of Tennessee .
County of _____

BOOK 7257 PAGE 312

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of May, 1987, before me personally appeared Mike W. Akers, to me known to be the person who executed the foregoing instrument in behalf of William Jack Akers, Billie Fay Akers, Timothy Wayne Akers and Diane Akers, acknowledged that he/she executed the same as the free act and deed of said William Jack Akers, Billie Fay Akers, Timothy Wayne Akers, and Diane Akers.

My Commission Expires:
1-10-89

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CV - 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

57000.00- CAMT.
159.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.10-
4935A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32659

IDENTIFI REFERENCE

JUN 3 3 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89325