WARRANTY DEED

FROM: M. Michael Nixon,
Grantor

This instrument was prepared by:
M. Andrew Holland
Myers & Holland
2000 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

TO: Charles Akersloot, III,
and wife, P. Jeanette Akersloot,
Grantees

Address New Owners:	Send Tax Bills To:	Map Parcel Numbers:
		104-6-F
3321 Long Blvd.	3321 Long Blvd.	Field Book Numbers:
Nashville, TN 37203	Nashville, TN 37203	21W 13124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Two Thousand Dollars ($92,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of October, 1987.

Notary Public

My Commission Expires: 7-9-89

FOR AND IN CONSIDERATION OF the sum of Ninety Two Thousand Dollars ($92,000), the receipt and sufficiency of which are hereby acknowledged, M. Michael Nixon (unmarried), Grantor, has bargained and sold, and by these presents do transfer and convey unto Charles Akersloot, III, and P. Jeanette Akersloot (husband and wife), Grantees, their heirs and assigns, a certain interest in real estate in Davidson County, State of Tennessee, described as follows, to-wit:

That certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-2 as shown on the plan of Longview Condominiums, of record in Book 6200, page 95 amended in Book 6200, page 101, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. The above condominium apartment is now known as 3321 Long Blvd.

Being the same property conveyed to M. Michael Nixon by Warranty Deed dated February 4, 1985, executed by Percy Wilkins, Jr., Trustee, of record in Book 6488, page 304, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed and By-Laws of record in Book 6290, page 125, amended in Book 6359, page 510, and Book 6365, page 587 all in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to the following:

1. 1987 taxes which have been prorated and will be paid by Grantees.

2. Restrictive Covenants of record in Book 182, page 36, said Register's Office.

3. Easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate, as shown on Plan of record in Book 6200, page 95, as amended in Book 6200, page 101, said Register's Office.

4. Easement for constructing and maintaining sanitary sewers was granted Metropolitan Government, as set out in instrument of record in Book 2270, page 206, said Register's Office.

This is improved property, known as 3321 Long Blvd. (formerly Unit #E-2, Longview Condominiums), Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the condominium unit and undivided interest with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the condominium unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the condominium unit and undivided interest to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this the 5TH day of October, 1987.

M. Michael Nixon

OCT 9 3 58 PM '87 DAVIDSON COUNTY, TN

7337.6 IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cynthia Rigsby Cuthill, a Notary Public of said County and State, M. MICHAEL NIXON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of October, 1987.

CYNTHIA RIGSBY CUTHILL NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Notary Public

My Commission Expires: 2-9-89

0191H/10-5-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7376 PAGE 660

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

920[illegible].00- CAMT.
257.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 264.10-
1932A10/09/87 BM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 3. 3. 7. 6.

IDENTIFICATION REFERENCE

OCT 9 3 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25405