file box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
~~Elizabeth Pasto-Crosby~~ 3004 Blakemore Avenue Nashville, TN 37212	~~SunTrust Mortgage, Inc.~~ 1945 The Exchange, Suite 400 Atlanta, GA 30339	104-07 086 24W-05310

WARRANTY DEED BOOK 7634 PAGE 671

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William E. Akin and wife, Carolyn A. Akin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Elizabeth Pasto-Crosby and husband, Douglas J. Pasto-Crosby

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 6 and a portion of a closed alley by Council Bill 78-823, of Block 1, on the plan of Fairfax Place, of record in Book 547, Pages 137 and 138, Register's Office for said County.

SAID property fronts 60 feet on the northerly margin of Blakemore Avenue and extends back 157 feet, more or less, on the easterly line and 170 feet, more or less, on the westerly line to the southerly margin of Blakemore Avenue measuring 60 feet, more or less, thereon.

BEING the same property conveyed to William E. Akin and wife, Carolyn A. Akin, by deed from Helen K. Stewart Burke, of record in Book 4547, Page 731, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William E. Akin by Carolyn A. Akin as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 3004 Blakemore Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of August, 19 88

Carolyn A. Akin

Carolyn A. Akin

William E. Akin
BY: Carolyn A. Akin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of August, 19 88, before me personally appeared Carolyn A. Akin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ she executed the same as ~~his~~ her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7634 PAGE 672

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Elizabeth Pasto-Crosby
Affiant

Subscribed and sworn to before me, this the 18th day of August, 1988

My Commission Expires: 10-24-88

_____
Notary Public

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 Carolyn A. Akin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of William E. Akin as his Attorney-In-Fact, as the free act and deed of the within named William E. Akin. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 1988.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
William E. Akin and wife, Carolyn A. Akin

to:
Elizabeth Pasto-Crosby and husband, Douglas J. Pasto-Crosby

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7634 PAGE 673

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Carolyn A. Akin
Affiant

Sworn to and subscribed before me this 18th day of August, 19 88.

Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS NOTARY PUBLIC STATE OF TENNESSEE

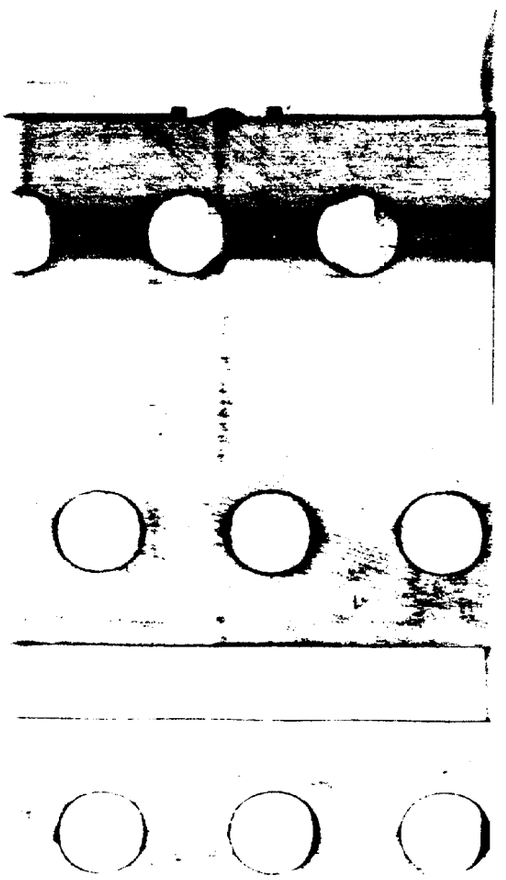
0302 08/24 0101 03CHECK 422.00

IDENTIFICATION REFERENCE

Aug 24 1 19 PM '88

FELIX Z WILKINS II REGISTER DAVIDSON COUNTY, TN

6.1469



OFFICIAL RECEIPT

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

RECEIVED OF _____

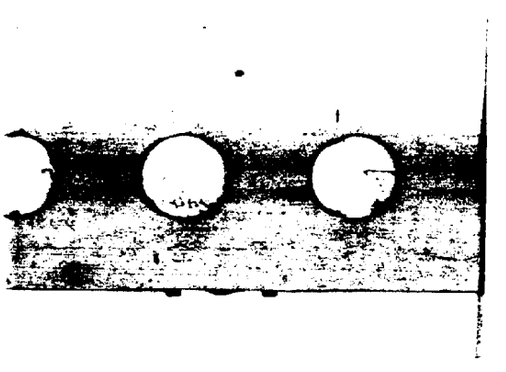
FOR _____

BOOK 7634 PAGE 674

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
			CAMT	
				125000.00
			CON TX	412.50
			PRFEE	0.50
			WDEED	9.00
			TOTAL	422.00
			CHECK	422.00
08/24/88		01	13:21 0001	0302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6 1 4 6 9

IDENTIFICATION REFERENCE

AUG 24 1 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126816