FILE BOX 38 FILE #8426

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty. BOOK 7730 PAGE 294
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM M. AKERS (NAME)	NEW OWNER (NAME)	MAP 130-3
4404 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 16
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JENNIFER W. GRECO, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. AKERS and wife, WALTON C. AKERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 105 feet of Lot No. 14 on the Plat of A Subdivision of Lots Nos. 12 and 13, and Re-Subdivision of Lots 10 and 11 of Belle Meade Plan No. 2. as of record in Book 421, page 112, Register's Office for said County, and described as follows:

Beginning at a point on the northern margin of Iroquois Place, which point is on the dividing line between the Belle Meade and Royal Oaks properties; running thence northerly with the line between said Royal Oaks and Belle Meade properties, 225 feet to the southeast corner of Lot No. 8 on said Plan; thence west with the south line of Lot 8, 105 feet to a point; thence south about 220 feet to the northerly margin of Iroquois Place; thence easterly with the north margin of Iroquois Place, 105 feet to the beginning, said Lot being part of Lot No. 14, conveyed to Luke Lea by deed of the Belle Meade Company, recorded in Book 674, page 221, Register's Office for said County.

Being the same property conveyed to Frank Anthony Greco and wife, Jennifer W. Greco by deed from John R. Braden, Jr. and wife, Suzanne G. Braden of record in Book 5599, page 143, said Register's Office. Frank Anthony Greco and Jennifer W. Greco have since divorced. Frank Anthony Greco has subsequently conveyed his interest in said property to Jennifer W. Greco by Quitclaim Deed of record in Book 7451, page 893, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and paid by the Grantor(s) herein; and (2) All matters appearing on the Plan of record in Plat Book 421, page 112, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 4404 Iroquois Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of December, 1988

Jennifer W Greco

JENNIFER W. GRECO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7730 PAGE 295

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER W. GRECO with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of December, 19 88.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

94464

TENNESSEE REAL ESTATE TRANSFER
Dec 19 8 24 AM '88
DAVIDSON COUNTY REGISTER

8550 12/19 0101 03CHECK 897.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

William M. Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1988

MY COMMISSION EXPIRES: May 8, 1991
(AFFIX SEAL)

Notary Public

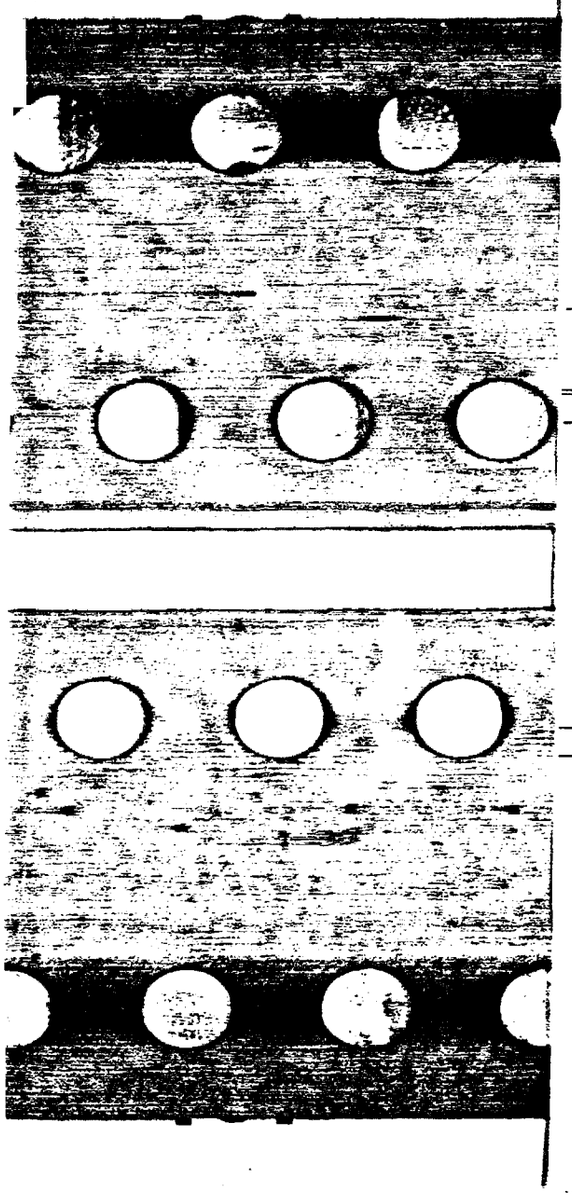
WARRANTY DEED

FROM JENNIFER W. GRECO

TO WILLIAM M. AKERS and wife, WALTON C. AKERS

PLEASE RETURN TO FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
220 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 7730 PAGE 296

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
			CAMT	
				270000.00
			CON TX	891.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	897.50
			CHECK	897.50
12/19/88	01		08:24 0001	8550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94464

IDENTIFICATION REFERENCE

DEC 19 8 24 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164714