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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Eric W. Hahn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1989.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric W. Hahn (NAME)	Union Security Mortgage Co. (NAME)	MAP 117-3
2806 27th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	332 West End Avenue, Suite 400 (STREET ADDRESS)	PARCEL 14
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (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, WE, Walton Caldwell Akers and husband, William M. Akers,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric W. Hahn, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 northerly 57½ feet of the southerly 115 feet of Lot No. 9 on the plan of Belair, as of record in Plat Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 9 fronts 57½ feet on the easterly side of 27th Avenue South or Myrtle Avenue and runs back between parallel lines 225 feet to a dead line.

BEING the same property conveyed to Walton Caldwell by deed from Bobby C. Sircy, Jr. and wife, Karen West Sircy, of record in Book 5572, page 407, said Register's Office. Walton Caldwell conveyed a one-half undivided interest in subject property to Meredith Caldwell, III, by deed of record in Book 6915, page 187, said Register's Office. The said Meredith Caldwell, III, has since conveyed all his interest in subject property to Walton Caldwell Akers by deed of record in Book 7296, page 122, said Register's Office.

THIS conveyance is made subject to property taxes for 1989 for which Grantee will be responsible.

William M. Akers joins in this conveyance solely for the purpose of conveying any marital interest he may have in subject property, if any.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved (XX) unimproved ( ) property, known as 2806 27th Avenue South, Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular 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 4th day of January, 1989

Walton Caldwell Akers William M. Akers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Walton Caldwell Akers and husband, William M. 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 4th day of January 19 89

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Walton Caldwell Akers and husband, William M. Akers

TO

Eric W. Hahn, unmarried

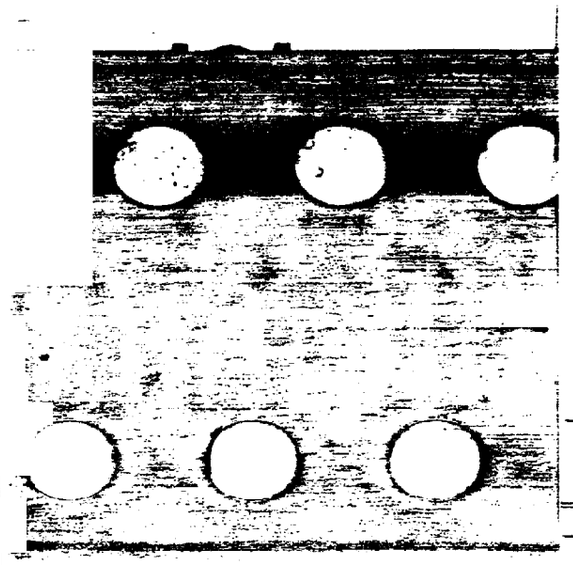
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

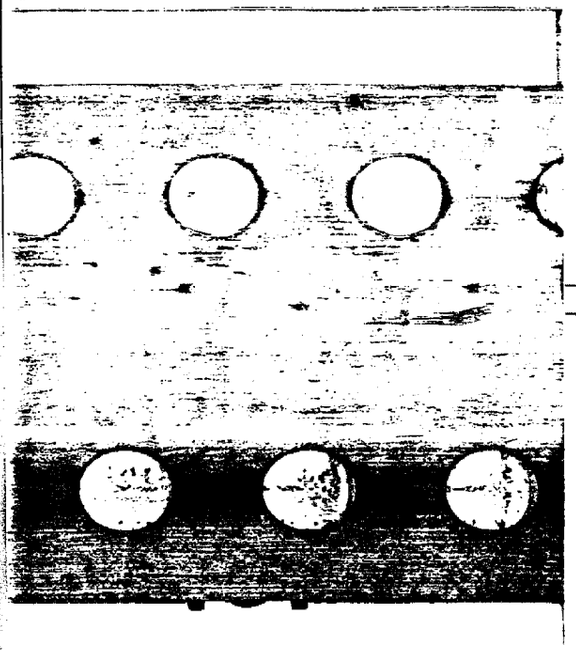
IDENTIFICATION REFERENCE

FILED
JAN 9 12 PM '89
DAVIDSON COUNTY, TN
FELIX Z WILSON III REGISTER

4521 01/09 0101 03CHECK 435.50

0 0 1 9





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

RECEIVED OF _____

FOR _____

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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 130000.00
CON TX 429.00
PRFEE 0.50
UFEE 6.00
TOTAL 435.50
CHECK 435.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/09/89 01 13:22 0001 4521

00019

IDENTIFICATION REFERENCE

Jan 9 1 21 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171197