This instrument prepared by:
Ervin M. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

FILE BOX 57
EME
BOOK 7846 PAGE 155

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Andrew M. Akers, et ux 248 Harding Place Nashville, Tennessee 37205	SAME	Map 130-1 Parcel 140

FOR AND IN CONSIDERATION of the cash payment of Eighty Thousand Dollars ($80,000.00), the receipt and sufficiency of which is hereby acknowledged, we, J. CLARK AKERS, III, TRUSTEE of the ESTELLE LeJEUNE AKERS 1977 TRUST FOR WILLIAM B. AKERS, WILLIAM B. AKERS, TRUSTEE for the ESTELLE LeJEUNE AKERS 1977 TRUST FOR J. CLARK AKERS, III and ESTATE OF ESTELLE LeJEUNE AKERS, whose only heirs at law are her sons, WILLIAM B. AKERS and J. CLARK AKERS, III, acting by and through said heirs at law, have bargained and sold and by these presents do transfer and convey unto ANDREW M. AKERS and wife, MARCIA AKERS, their heirs, representatives and assigns, all its right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lots Nos. 19 and 20 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 431, page 94, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 19 and 20 front together 120 feet on the northeasterly side of Westover Drive, now Harding Place and run back between lines 210 feet to a dead line.
>
> Being the same property conveyed to Estelle LeJeune Akers by deed of Asphalt Products Company, Inc. of record in Book 5173, page 687, Register's Office for Davidson County, Tennessee, the said Estelle LeJeune Akers having since died leaving as her only heirs at law her sons, William B. Akers and J. C. Akers, III.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Andrew M. Akers and wife MARCIA Akers their heirs, representatives and assigns, forever.

AND Estelle LeJeune Akers 1977 Trust for William B. Akers, Estelle LeJeune Akers 1977 Trust for J. Clark Akers, III and the Estate of Estelle LeJeune Akers covenant with the said Andrew M. Akers and wife MARCIA Akers that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise indicated herein.

AND Estelle LeJeune Akers 1977 Trust for William B. Akers, Estelle LeJeune Akers 1977 Trust for J. Clark Akers, III and the Estate of Estelle LeJeune Akers further covenant and bind itself, its successors and to warrant and forever defend the title to said land to the said Andrew M. Akers and wife MARCIA Akers, their heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 28th day of April, 1989.

ESTELLE LeJEUNE AKERS 1977 TRUST
FOR WILLIAM B. AKERS

BY: J. Clark Akers III TRUSTEE
J. CLARK AKERS, III, TRUSTEE

34853

TENNESSEE REAL ESTATE TRANSFER TAX
MAY 22 12 12 PM '89
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS

ESTELLE LeJEUNE AKERS 1977 TRUST
FOR J. CLARK AKERS, III

BY: William B Akers
WILLIAM B. AKERS, TRUSTEE

ESTATE OF ESTELLE LeJEUNE AKERS

BY: J Clark Akers III
J. CLARK AKERS, III,
Authorized Representative

BY: William B. Akers
WILLIAM B. AKERS
Authorized Representative

J Clark Akers III
J. Clark Akers, III, one of the only two heirs Estelle LeJeune Akers

William B Akers
William B. Akers, one of the only two heirs Estelle LeJeune Akers

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 J. CLARK AKERS, III and WILLIAM B. AKERS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of May, 1989.

Porter R Stimpert
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 28, 1990.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $80,000.00.

J Clark Akers III
AFFIANT

Subscribed and sworn to before me this the 9th day of May, 1989.

Porter R Stimpert
NOTARY PUBLIC

My Commission Expires: January 28, 1990.

05/22/0101 03:08:03 CHECK 370.50

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 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	80000.00
CON TX	264.00
PRFEE	0.50
WDEED	6.00
TOTAL	270.50
CHECK	270.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/89 01 12:14 0001 8397

34853

THE TITLE INSURANCE

Mar 22 12 12 PM '89

No. 211787