STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

David L. Akin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 19 89

Diane K. Gregory
Notary Public

MY COMMISSION EXPIRES August 5, 1990
(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Akin and wife,	CTX Mortgage Company	3DZ-67380
Kelly S. Akin (NAME)	(NAME)	
3108 McGavock Pike	P. O. Box 19000	MAP 84-12
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37214	Dallas, TX 75219-9000	PARCEL 32
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Nina Ruth Wright McElroy and Martha Jean McClanahan Heavener as Co-Executrixes of the Estate of Bailey M. McClanahan, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Akin and wife, Kelly S. Akin

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 Lot No. 16 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Bailey M. McClanahan and wife, Media B. McClanahan by deed from Noel B. Nokes and W. H. Freeman of record in Book 2200, Page 187, Register's Office for Davidson County, Tennessee.
The said Bailey M. McClanahan having since died and the said Media B. McClanahan having predeceased Bailey M. McClanahan. By Will of record in Will Book 165, Page 340, Probate Court for Davidson County, Tennessee, Bailey M. McClanahan appointed Nina Ruth Wright McElroy and Martha Jean McClanahan Heavener as Co-Executrixes of his Estate.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 2021, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2190 06/06 0101 03CHECK 237.50

unimproved ( )
This is improved (X) property, known as 3108 McGavock Pike, Nashville, Tn 37214
(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 31st day of May 19 89

Nina Ruth Wright McElroy
Nina Ruth Wright McElroy

by: Dorothy W. Webster
Attorney in Fact

Martha Jean McClanahan Heavener
Martha Jean McClanahan Heavener

DCTN01W 12/88 First Data Systems Inc 1-800-626-5427

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 Nina Ruth Wright McElroy and Martha Jean McClanahan Heavener

the bargainor S, 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 Madison, Tennessee, this 31st day of May, 19 89.

Commission expires August 5, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 1989, before me personally appeared Dot Webster, to me known to be the person who executed the foregoing instrument on behalf of Nina Ruth Wright McElroy, and acknowledged that she executed the same as the free act and deed of the said Nina Ruth Wright McElroy.

Witness my hand and official seal at Madison, Tennessee, this 31st day of May, 1989.

My commission expires: 8/5/90

Notary Public

NOTARY PUBLIC AT LARGE

38829

TENNESSEE

JUN 6 10 39 AM '89

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

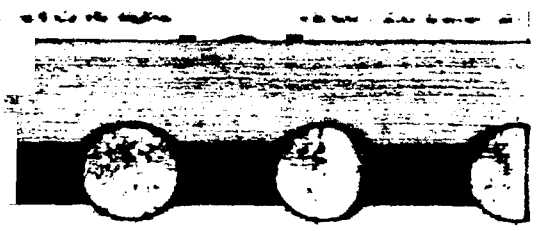
Nina Ruth Wright McElroy and Martha Jean McClanahan Heavener

TO

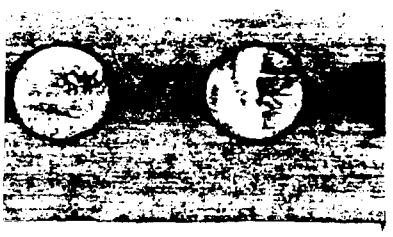
David L. Akin and wife, Kelly S. Akin

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7857 PAGE 965

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 70000.00
CON TX 231.00
PRFEE 0.50
WDEED 6.00
TOTAL 237.50
CHECK 237.50
06/06/89 01 10:40 0001 2180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38829

IDENTIFICATION

JUN 6 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216540