Lot 53

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant Connie F. Kent

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November 19 92

Notary Public Aaron Adams

MY COMMISSION EXPIRES: March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONNIE F. KENT (NAME)	BarclaysAmerican/Mortgage Corporation (NAME)	MAP 63.04
117 CLIFTON COURT (ADDRESS)	5032 Parkway Plaza Blvd. Bldg. 8 (ADDRESS)	PARCEL 21
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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, MIKE W. AKERS AND WIFE, CAROL ANN AKERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CONNIE F. KENT, AN UNMARRIED PERSON

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 Lots No. 12 and 13 on the Plan of Clifton Place, of record in Plat Book 2854, page 86, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 13 fronts 60 feet on the westerly margin of Clifton Court and runs back between parallel lines 125 feet to a line in the rear which measures 60 feet.

Said Lot No. 12 fronts 121.5 feet on the westerly margin of Clifton Court measures 125 feet on the northerly line and 133.3 feet on the southerly line and 76 feet on the easterly line.

Being the same property conveyed to MIKE W. AKERS AND WIFE, CAROL ANN AKERS, by Deed of record in Book 5018, page 239, Register's Office for Davidson County, Tennessee.

6946.5

IDENTIFICATION REFERENCE

Dec 2 9 14 AM '92

ELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

6942 12/02 0101 03CHECK 377.15

unimproved ( )
This is improved (XX) property, known as 117 Clifton Court, Old Hickory, TN 37138
(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 30th day of November, 19 92

Carol Ann Akers
CAROL ANN AKERS

Mike W Akers
MIKE W. AKERS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MIKE W. AKERS AND WIFE, CAROL ANN AKERS

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 GOODLETTSVILLE, Tennessee, this 30th day of November 19 92

Commission expires March 26, 1994

Aaron Adams 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

WARRANTY DEED

FROM

TO

RETURN TO:



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 99500.00
				CON TX 368.15
				PRFEE 11.00
				WDEED 8.00
				~~TOTAL 387.15~~
				~~CHECK 387.15~~
12/02/92	01			09:12 0001 6942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6946.5

IDENTIFT REFERENCE

DEC 2 9 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

VOID
PRFEE 11.00--
PRFEE 1.00
~~TOTAL 10.00-~~
~~CHECK 10.00~~

12/02/92 01 09:13 0001 6943

TOTAL 377.15

No. 596202