THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00269720
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon C. Akin	NationsBanc Mortgage Corp.	MAP145-04
(NAME)	(NAME)	
1025 Tyne Boulevard	P.O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL21
Nashville, TN 37220	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- Dollars,
~~$10.00~~

Cash in hand paid by Gordon C. Akin and wife, Judith B. Akin, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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William T. Baker and wife, Martha E. Meyer Baker

have this day bargained and sold, and do hereby transfer and convey unto the said Gordon C. Akin and wife, Judith B. Akin the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See EXHIBIT "A" attached hereto.

Being the same property conveyed to William T. Baker and Martha E. Meyer Baker, as tenants in common without right of survivorship, by Quitclaim Deed from Charles L. Cornelius, Trustee, of record in Book 5373, page 476, Register's Office for Davidson County, Tennessee.

25286

IDENTIFICATION REFERENCE

JUN 1 3 10 PM '93

CLERK & MASTER'S OFFICE
DAVIDSON COUNTY, TN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 350,000.00

Subscribed and sworn to before me this the 28th day of May 19 93

Affiant

My commission expires: 1-17-1994 (Affix Seal)

Notary Public

A. V. JONES NOTARY PUBLIC AT LARGE TN

This is unimproved ( ) improved (X) property, known as 1025 Tyne Boulevard, Nashville, TN 37220
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28th day of May 19 93, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T. Baker

Martha E. Meyer Baker

William T. Baker

Martha E. Meyer Baker

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *a Notary Public in and for said County and State* William T. Baker and wife, Martha E. Meyer Baker

the within named 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 Nashville *Tennessee,*

this 28th *day of* May 93

Commission expires 1-17-1994 Linda Y. Jones *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8966 PAGE 31

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

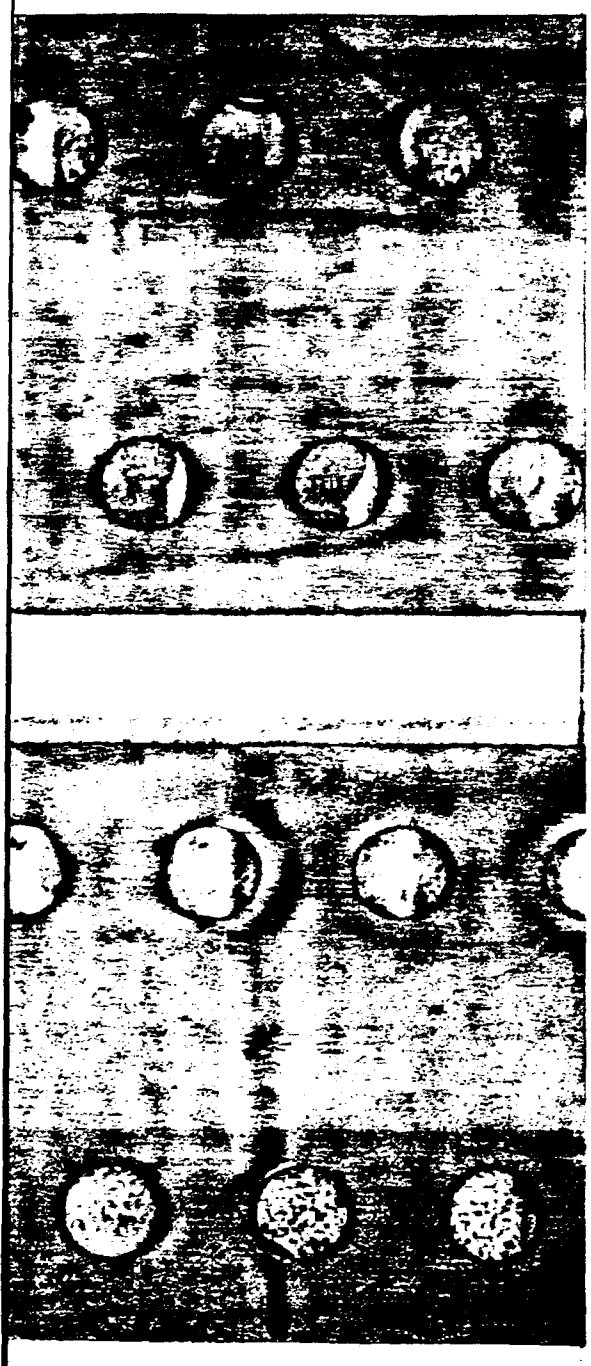
EXHIBIT "A"

Being Lot No. 1 on the plan of Lealand Manor, 1st Addition, described according to a survey made by William A. Pitts, Surveyor, January, 1948, as follows:

Beginning at a concrete monument with a bronze cap in the southerly margin of Tyne Blvd. at 66' R.O.W., said point being a common corner of Lots 1 and 10 in the Lealand Manor Subdivision, 1st Addition, said point also being the easterly end of a circular curve having a center-line radius of 4,566'; thence with the southerly margin of Tyne Blvd. S. 87° 27 minutes E. 48.7' to a concrete monument with a bronze cap, said point being the westerly end of a circular curve having a center-line radius : of 7421.76'; thence continuing with the southerly margin of Tyne Blvd. and with the arc of a curve to the right having a radius of 7,388.76' - 151.3', in all 200' to an iron pin, the same being the common corner of Lots 1 and 2 in the plan of Lealand Manor, 1st Addition; thence with the common line between Lots 1 and 2 S. 3° 20 minutes W. 440 to a concrete monument with a bronze cap, said point being N. 83° 13 minutes W. 200' from the common corner of Lots 2 and 3 in the plan of Lealand Manor, 2nd Addition; thence with the common line between Lot 1 in Lealand Manor, 1st Addition and Lot 3, Lealand Manor, 2nd Addition S. 35° 13 minutes W. 189.7' to a concrete monument with a bronze cap; thence continuing S. 85° 28 minutes W. 100.5' to a concrete monument with a bronze cap in the easterly boundary of the J. P. Davis tract; thence with the common line between the J. P. Davis tract and Lot 1 N. 3° 09 minutes E. 306.6' to a concrete monument with a bronze cap, the same being a common corner with the J. P. Davis tract, Lot 1 and Lot 10 in Lealand Manor, 1st Addition ; thence with the common line between Lots 1 and 10, Lealand Manor, 1st Addition N. 3° 27 minutes E. 307' to the point of beginning, containing 2.60 acres be the same more or less.

M.E.M.B.

1935 06/01 0101 03CHECK 1308.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8966 PAGE 33

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	
				350000.00
			CON TX	1295.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1308.00
			CHECK	1308.00
06/01/93	01	15:10	0001	1935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5.2 8.6

IDENTIFICATION REFERENCE

JUN 1 3 10 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657298