8

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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 33394)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 265000.00

Affiant

Sworn and subscribed before me this 16th day of June, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Billy W. Akin Sheila P. Akin 219 Lynwood Boulevard Nashville, Tennessee 37205	Billy W. Akin 2000 21sr Avenue South Nashville, Tennessee 37212	116-07-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Elizabeth Warner Benton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy W. Akin and spouse, Sheila P. Akin**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10 in Pendleton and Blair's Subdivision of Lynnwood Park Property of the Lynnwood Land Company, in Davidson County, Tennessee, of record in Book No. 421, page 45 of the Register's Office of said County.

SAID Lot No. 10 has a frontage of 221-1/2 feet on Lynnwood Boulevard, and extends back along the northern margin of Lynnwood Terrace 253 feet more or less to a 20 foot street, and on its northern line 223 feet, more or less, to said 30 foot street and has a frontage of 200 feet on the east side of said 20 foot street.

TOGETHER with any right title, claim and interest in an alley, roadway or court, consisting of a strip of ground 30 feet in width and extending from Lynnwood Boulevard southwardly 1357 feet to Lynnwood Terrace, the easterly margin of said alley adjoining and abutting upon lots, 4, 5, 6, 7, 8, 9 and 10 inclusive and the westerly margin thereof adjoining and abutting on lots 11, 12, 13, 14, 15 and 3 of said Lynnwood Park Subdivision, a plan of which is of record in Book 421, page 45, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Anne Elizabeth Warner Benton and husband Greene Benton, Jr. by deed from L. A. Warner and wife, Mamie Lusty Warner of record in Book 954, page 560, said Register's Office. The said Greene Benton, Jr. having since died.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Anne Elizabeth Warner Benton by Ann Benton Northcutt as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

32436
IDENTIF. ↑ REFERENCE

93 JUN 21 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

This is improved property, known as: 219 Lynwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 1993.

Ann Warner Benton

Ann Elizabeth Warner Benton, By: Ann Benton Northcutt, Atty-In-Fact

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 **Ann Benton Northcutt**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anne Elizabeth Warner Benton**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Anne Elizabeth Warner Benton

TO: Billy W. Akin and Sheila P. Akin

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Ann Benton Northcutt, Affiant

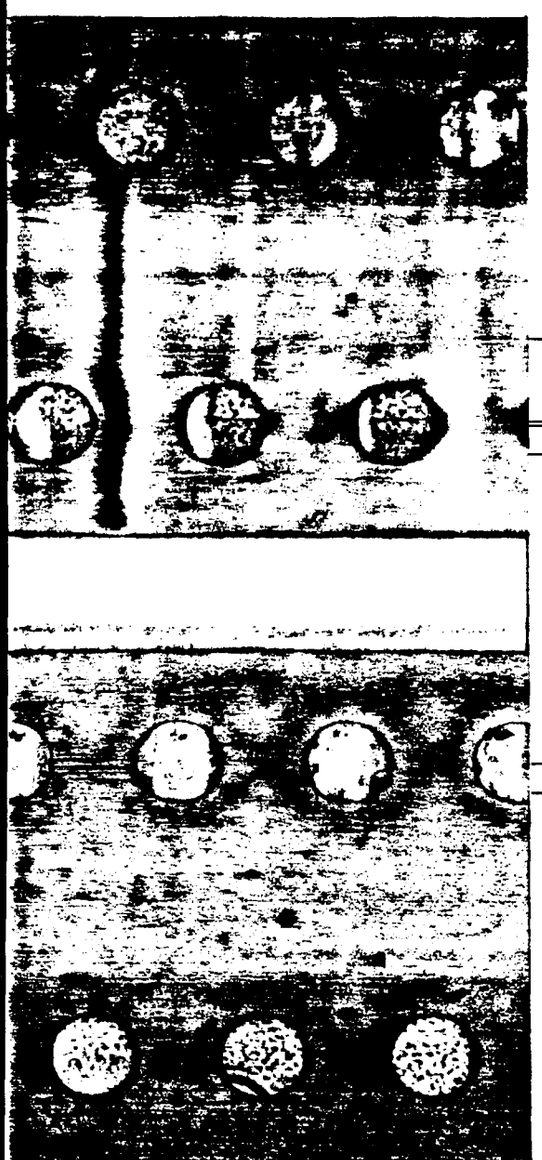
Sworn to and subscribed before me this
16th day of June, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9861 06/21 0101 03CHECK 989.50



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 265000.00
				CON TX 980.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 989.50
				CHECK 989.50
			06/21/93 01	10:44 0001 9861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32436
IDENTIF. # REFERENCE

93 JUN 21 AM 10:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 665111