BOOK 9281 PAGE 392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Lottie C. Rives
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 94

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) November 19, 1994

Mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LOTTIE C. RIVES, UNMARRIED	NEW OWNER	4D 35520
(NAME)	(NAME)	
1401 HADLEY AVENUE		53-3-347
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY , TN 37138		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

OPAL P. AKIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOTTIE C. RIVES, UNMARRIED

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:

SEE EXHIBIT A "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO EDGAR Y. AKIN AND WIFE, OPAL P. AKIN BY DEED OF RECORD IN BOOK 7535, PAGE 953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EDGAR Y. AKIN HAVING SINCE DIED ON AUGUST 16, 1988 IN DAVIDSON COUNTY, TENNESSEE. THE SAID EDGAR Y. AKIN BEING ONE AND THE SAME PERSON AS EDGAR YOUNG AKIN.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

28651
IDENTIFICATION REFERENCE

94 MAR 17 AM 9:03
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved X unimproved property, known as 1401 HADLEY AVENUE , 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 my hand this 15th day of March , 19 94

OPAL P. AKIN, UNMARRIED: Opal P. Akin

STATE OF TENNESSEE
County of DAVIDSON

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Personally appeared before me,

OPAL P. AKIN, UNMARRIED

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March , 19 94

Commission expires November 19, 1994

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

OPAL P. AKIN, UNMARRIED

TO

LOTTIE C. RIVES, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

EXHIBIT A "LEGAL DESCRIPTION"
GRANTOR: OPAL P. AKIN, UNMARRIED
GRANTEE: LOTTIE C. RIVES, UNMARRIED

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"LEGAL DESCRIPTION"

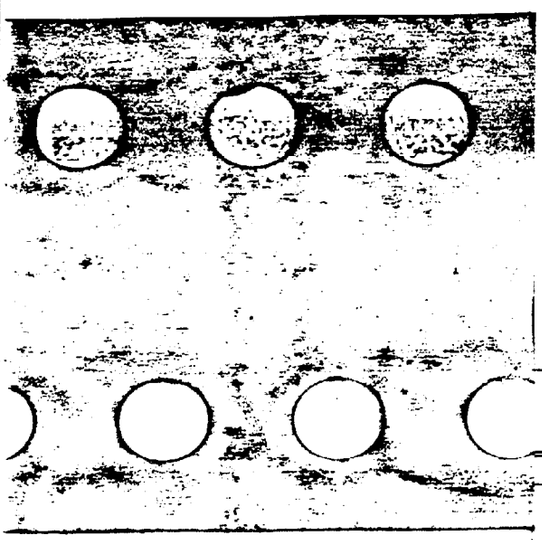
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238 ON THE PLAN OF SECTION "B", VILLAGE OF OLD HICKORY, OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

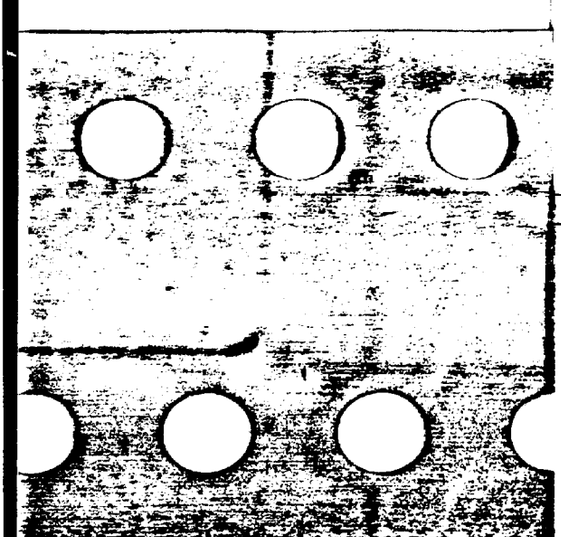
BEGINNING AT A POINT IN THE EAST MARGIN OF HADLEY AVENUE AT THE COMMON CORNER OF LOTS NOS. 238 AND 239; THENCE WITH THE LINE BETWEEN SAID LOTS, EAST 166.9 FEET TO A POINT IN THE REAR LINE OF LOT NO. 229; THENCE WITH THE LINE BETWEEN LOTS NOS. 229 AND 238, NORTH 66.8 FEET TO A POINT IN THE SOUTH MARGIN OF FOURTEENTH STREET; THENCE WITH THE MARGIN OF THE SAME, WEST 156.9 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 15.7 FEET TO THE EAST MARGIN OF HADLEY AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTH 56.8 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT 22 FEET WIDE FOR PRIVATE ROAD AND UTILITIES AND ONE (1) SPECIAL EASEMENT 15 FEET WIDE FOR SEWER, WATER, ELECTRIC AND/OR TELEPHONE CABLE, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENTS, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENTS. IF SPECIAL EASEMMENT IS ABANDONED FOR THE PURPOSE FOR WHICH THE SAME HAS BEEN DEDICATED, ALL RIGHTS THEREUNDER WILL TERMINATE AND SUCH SPECIAL EASEMENT MAY NOT BE REUSED FOR A DIFFERENT OR DISSIMILAR PURPOSE, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

Opal P. Akin
OPAL P. AKIN, UNMARRIED

2721 03/17 0101 03CHECK 268.30





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

RECEIVED OF _____

FOR _____

BOOK 9281 PAGE 395

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 268.30
				CHECK 268.30

03/17/94 01 09:03 0001 2721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28651
IDENTIFICATION REFERENCE

94 MAR 17 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 768080