93775

IDENTIF. & REFERENCE
BOOK 9474 PG 77

94 SEP 26 AM 8:31

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Willard V. Akins and Carla S. Akins
3645 Burwick Place
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3310 West End Avenue, 4th Floor
Nashville, TN 37203

MAP AND PARCEL:
MAP 151-1A
PARCEL 46
2DX08329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eugene T. Collins, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Willard V. Akins and wife, Carla S. Akins, as tenants by the entirety , 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:

BEING Lot 46, Chatham Pointe, as recorded in Book 6900, Pages 444-447, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Eugene Collins , by deed from Leader Enterprises, Inc. of record in Book 9350, Page 5, Register's Office for Davidson County, Tennessee.

Eugene Collins and Eugene T. Collins is one in the same person.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, Page 656; Amended Declaration of Covenants, Conditions, and Restrictions in Book 7538, Page 792, and in Book 7599, Page 812, and in Book 8667, Page 381; By-Laws of record in Book 8679, Page 446; Charter in Book 7597, Page 977; and Deed conveying Common Area in Book 7683, Page 718, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines, two utility anchor easements, and an overhang easement of record in Book 6900, Pages 444-447, said Register's Office.

This is improved property known as 3645 Burwick Place, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willard V. Akins and wife, Carla S. Akins, their heirs and assigns, forever; and we, Eugene T. Collins, unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of September, 1994.

Eugene T. Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene T. Collins, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 119,500.00.

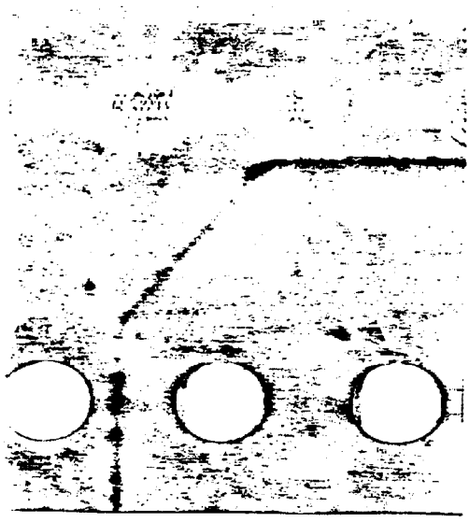
AFFIANT

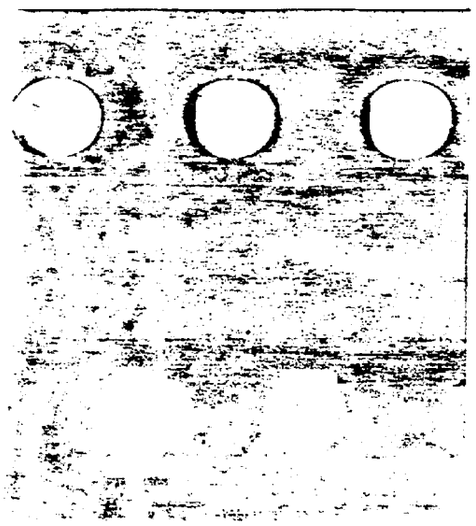
Subscribed and sworn to before me this 20th day of September, 1994.

NOTARY PUBLIC
My Commission Expires: 9-21-96

1563 09/26 0101 03CHECK 451.15

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





RECEIVED OF _____

FOR _____

BOOK 9474 PG 79

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	
				119500.00
			CON TX	442.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	451.15
			CHECK	451.15
09/26/94	01	08:29	0001	1563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93775
IDENTIF. # REFERENCE

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837844