BOOK 9535 PG 739

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 41,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: 11/26/96
(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
KEVIN M. AKINS	MORTGAGE SERVICE AMERICA CO.	MAP 83-09
(NAME)	(NAME)	
1413 WOODLAND STREET	P. O. BOX 10170	PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	RENO, NV 89510-0170	410
(CITY) (STATE) (ZIP)	(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, OLIVER GARRETT BAGWELL, BY AND THROUGH, DOROTHY JEWELL HARKREADER, ATTORNEY IN FACT, JOHNNY HARKREADER, ATTORNEY IN FACT AND LINDA ADAMS, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN M. AKINS AND WIFE, MARTHA D. AKINS

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 Lot No. 7 in A.V.S. Lindsley's 29 Acre Tract Subdivision, a plat of which is of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to OLIVER GARRETT BAGWELL AND WIFE, ZONA M. COMBS BAGWELL, by Deed of record in Book 3220, page 525, Register's Office for Davidson County, Tennessee; the said ZONA M. COMBS BAGWELL having since died, the property vests in OLIVER GARRETT BAGWELL as surviving tenant by the entirety.

DOROTHY JEWELL HARKREADER, JOHNNY HARKREADER AND LINDA ADAMS execute this instrument as Attorney in Fact, for OLIVER GARRETT BAGWELL, pursuant to a General and Durable Power of Attorney, which is recorded simultaneously herewith.

94 DEC -2 AM 8:24

13869

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1413 WOODLAND STREET, NASHVILLE, TN 37206
(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 30th day of November 19 94

Oliver Garrett Bagwell	Oliver Garrett Bagwell	Oliver Garrett Bagwell
OLIVER GARRETT BAGWELL	OLIVER GARRETT BAGWELL	OLIVER GARRETT BAGWELL
BY: Dorothy Jewell Harkreader	BY: Johnny Harkreader	BY: Linda Adams
DOROTHY JEWELL HARKREADER, ATTORNEY IN FACT	JOHNNY HARKREADER, ATTORNEY IN FACT	LINDA ADAMS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9535 PG 740

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY JEWELL HARKREADER, JOHNNY HARKREADER AND LINDA ADAMS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-In-Fact for OLIVER GARRETT BAGWELL and executed this instrument on their behalf.

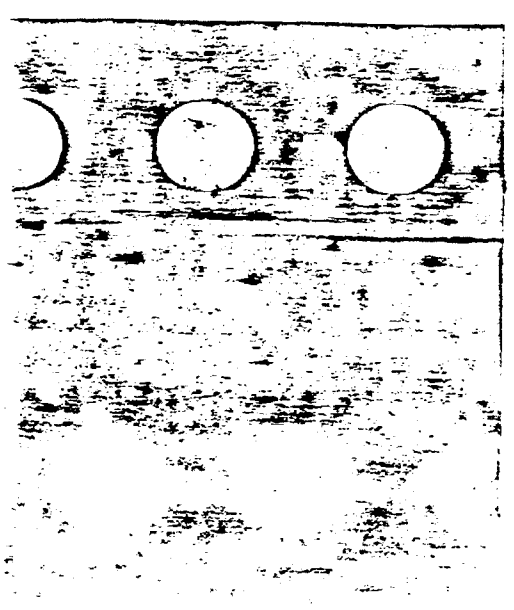
WITNESS my hand on this the 30th day of November, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 11/20/96 (AFFIX SEAL)

7355 12/02 0101 03CHECK 161.81





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9535 PG 741

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

MAMT 41300.00
ERR CO
MAMT 41300.00-
CAMT 41300.00
CON TX 152.81
PRFEE 1.00
WDEED 8.00
TOTAL 161.81
CHECK 161.81

12/02/94 01 09:25 0001 9355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13869
IDENTIF. # REFERENCE

94 DEC -2 AM 9:24

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 859369