File #13294
First Title and Escrow Company, Inc.
File Box 9-B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 200
Nashville, Tennessee 37215

BOOK 9750 PG 696

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTON CALDWELL AKERS (NAME)	NEW OWNERS (NAME)	MAP 116-4
4404 Iroquois Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 36.01
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FIELD BK 7DA9590

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, BRIAN W. DILLER AND WIFE, WHITNEY CLAY DILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTON CALDWELL AKERS AND HUSBAND, WILLIAM M. AKERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the southerly 1/2 of Lot No. 26, on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, Page 100, and being designated as Lot "B" on the Map of a Resubdivision of Lot No. 26, Kenner Manor, as shown on the plan of record in Plat Book 3106, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 133 feet on the northerly line and 130 feet on the southerly line to the westerly line of a 10 foot reserved strip on which it measures 50.08 feet.

Being the same property conveyed to Whitney Clay Diller and husband, Brian William Diller by deed from Alvin W. Hayes and wife, Janet F. Hayes of record in Book 8998, page 628, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 3106, page 60, said Register's Office.

Brian W. Diller being one and the same as Brian William Diller.

95 AUG -3 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 008537

unimproved ( )
This is improved (XX) property, known as 190 Kenner Ave., Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of July, 1995.

BRIAN W. DILLER

WHITNEY CLAY DILLER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9750 PG 697

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN W. DILLER AND WIFE, WHITNEY CLAY DILLER

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

Witness my hand at office, this 28th day of July, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,255.00

Walton Caldwell Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 95

MY COMMISSION EXPIRES: 11/20/96 Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM

BRIAN W. DILLER AND WIFE,
WHITNEY CLAY DILLER

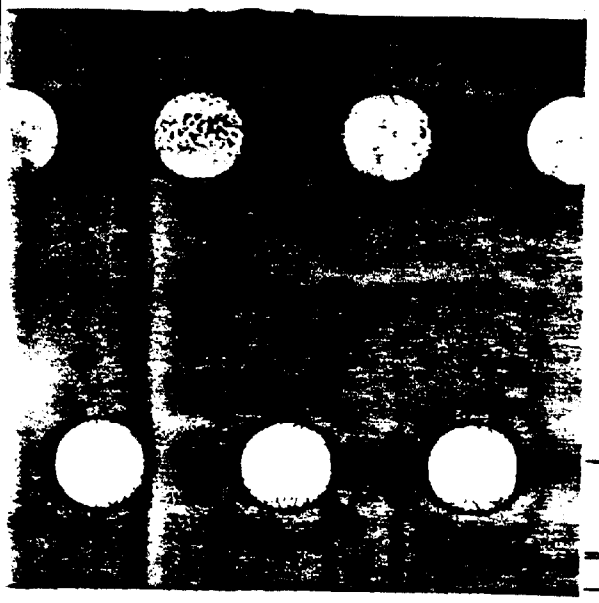
TO

WALTON CALDWELL AKERS AND
HUSBAND, WILLIAM M. AKERS

8467 08/03 0101 03CHECK $17.01

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

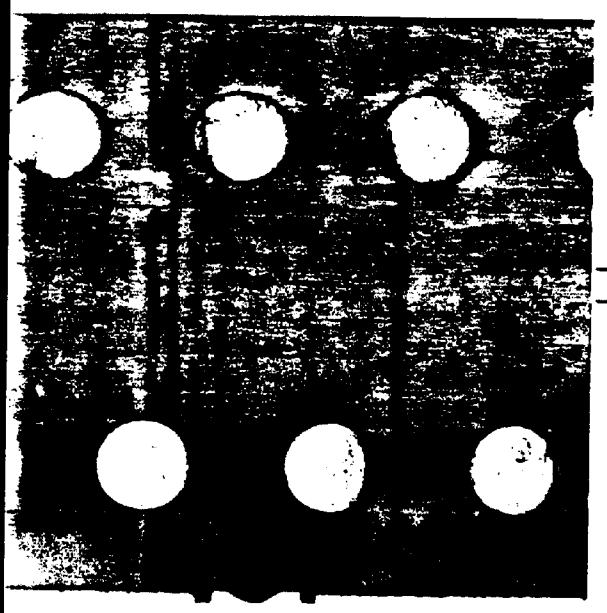
RECEIVED OF _____

FOR _____

BOOK 9750PG698

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID

CAMT 137255.00
CON TX 508.01
PRFEE 1.00
[illegible]BANK 8.00
TOTAL 517.01
CHECK 517.01

08/03/95 01 09:44 0001 8167

0085537
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937196