PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9903PG164

W & I Ref: (mn) Title No: 37226
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James H. Akin Wendla W. Akin 7352 Cavalier Road Nashville, Tennessee 37221	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 142-2-50

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 **Timothy N. Trushel and spouse, Virginia L. Trushel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James H. Akin and spouse, Wendla W. 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. 66 on the Plan of Cross Timbers, Section II, of record in Book 3700, page 92, Register's Office for said County.

SAID Lot No. 66 fronts 99.70 feet on the northerly side of Cavalier Road and runs back 170.0 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear on which it measures 92.89 feet.

BEING the same property conveyed to Timothy N. Trushel and wife, Virginia L. Trushel by deed from Victor L. Campbell and wife, Candace J. Campbell of record in Book 6256, page 521, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4064 Page 909, Book 4318, page 652 and Book 5425, page 362 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 7352 Cavalier Road, Nashville, Tennessee 37221

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 28th day of December, 1995.

Timothy N. Trushel
Timothy N. Trushel

Virginia L. Trushel
Virginia L. Trushel

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State of Tennessee
County of Davidson

On this 28th day of December, 1995, before me the undersigned authority, personally appeared **Timothy N. Trushel** and **Virginia L. Trushel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145900.00

Affiant

Sworn and subscribed before me on the 28th day of December, 1995.

Notary Public

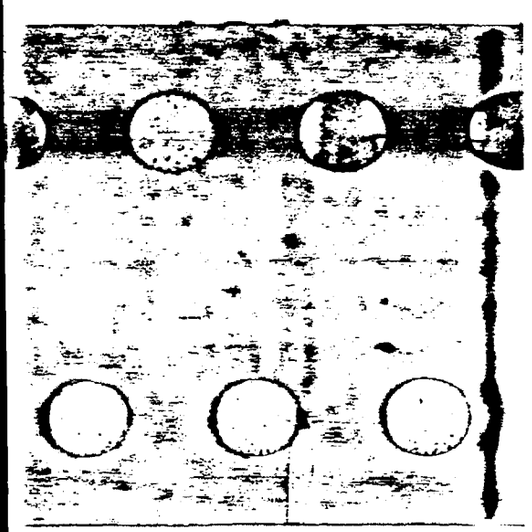
My Commission Expires: _____

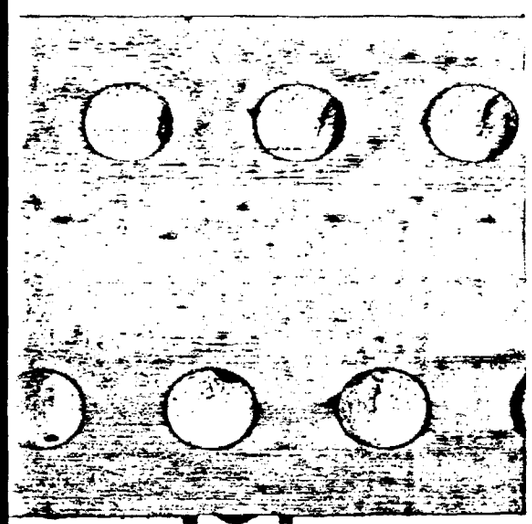
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

95 DEC 29 PM 12:08
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

0136371
IDENTIF. & REFERENCE

2963 12/29 0101 03CHECK 548.83





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 166

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 145900.00
CON TX 539.83
PRFEE 1.00
WDEED 8.00
TOTAL 548.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 548.83

12/29/95 01 12:08 0001 2963

0136371
IDENTIF. & REFERENCE

95 DEC 29 PM 12: 08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991344