This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Kenneth William Semple
1403 Cedar Lane
Nashville, TN 37212

SEND TAX BILLS TO: Same

98 JAN 31 PM 12:27
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
PICK-UP
0145707

WARRANTY DEED

(Map/Parcel No. 117-08-0/132.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Sue W. Akin, a widow, Dorothy A. Sexton, Richard Lawrence Akin, and J. Edward Akin, being all the heirs of John L. Akin, deceased,** have bargained and sold and do hereby transfer and convey unto **Kenneth William Semple and Lou A. Copeland, both unmarried persons, as joint tenants with the right of survivorship, and not as tenants in common,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 138 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 70 feet on the Southerly side of Cedar Lane, formerly Victoria Avenue, and runs back between lines, 162.3 feet on the Easterly line and 167.3 feet on the Westerly line to an alley in the rear on which it measures 70 feet more or less.

BEING the same property conveyed to John Lawrence Akin by deed from Ruth Burgess Akin of record in Book 3535, page 119, Register's Office for Davidson County, Tennessee.

ALSO being the same property conveyed to John L. Akin and wife, Ruth B. Akin by deed from First American National Bank of Nashville, as Executor, of record in Book 2280, page 621, said Register's Office.

The said John L. Akin having died intestate on September 12, 1994, and leaving as his heirs Sue W. Akin, a widow, Dorothy A. Sexton, Richard Lawrence Akin, and J. Edward Akin pursuant to an Affidavit of Heirship being recorded simultaneously herewith of record in Book 9933, page 108, said Register's Office. (See also Probate No. 94P-1424).

John Lawrence Akin and John L. Akin being one and the same person.

The legal description contained herein is the same as that contained in the previous deed of record.

The premises is not the usual place of residence of Dorothy A. Sexton, Richard Lawrence Akin, or J. Edward Akin.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 1403 Cedar Lane, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 31st day of January, 1995.

Sue W. Akin
SUE W. AKIN

Dorothy A. Sexton
DOROTHY A. SEXTON

Richard Lawrence Akin
RICHARD LAWRENCE AKIN

J. Edward Akin
J. EDWARD AKIN

3030 01/31 0101 03CHECK 518.05

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Sue W. Akin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 19th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 24, 1997

STATE OF Florida)
COUNTY OF Dade)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **Dorothy A. Sexton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Florida, on this the 14th day of January, 1996.

Lillian M. Castro
NOTARY PUBLIC

My Commission Expires:

"OFFICIAL NOTARY SEAL"
LILLIAN M. CASTRO
Notary Public, State of Florida
Commission No. CC235901
My Commission Expires 10/29/96
Bonded Through Fla. Notary Service & Bonding Co.
1-800-3-NOTARY

STATE OF Florida)
COUNTY OF Pinellas)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **Richard Lawrence Akin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Tarpon Springs, FL, on this the 16th day of January, 1996.

Darlene M. McCulla
NOTARY PUBLIC

My Commission Expires:

DARLENE M. MC CULLA
MY COMMISSION # CC 350986
EXPIRES: February 28, 1998
Bonded Thru Notary Public Underwriters

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **J. Edward Akin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Houston, Texas, on this the 18th day of January, 1996.

Marla R. Wells
NOTARY PUBLIC

My Commission Expires: 6-7-96

MARLA R. WELLS
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
6-7-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$136,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

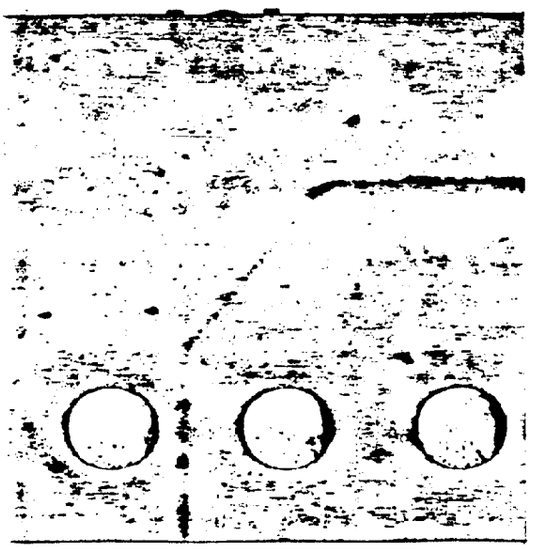
Kenneth William Semple

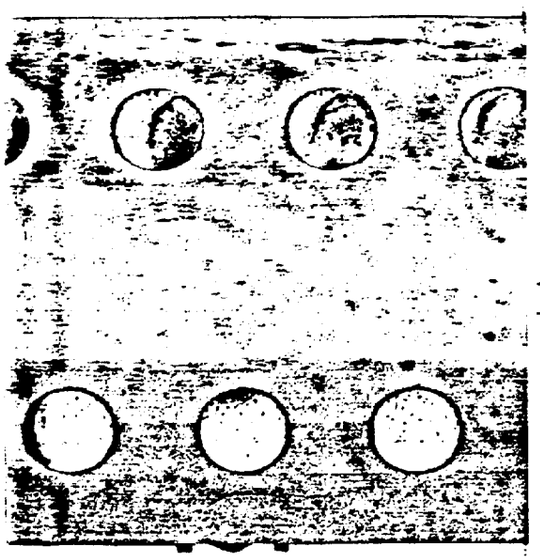
Subscribed and sworn to before me this 31st day of January, 1996

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9933 PG 113

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 136500.00
CON TX 505.05
PRFEE 1.00
WDEED 12.00
TOTAL 518.05
CHECK 518.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3030

0145707
IDENTIF. ↑ REFERENCE

96 JAN 31 PM 12:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001277