CHICAGO TITLE INSURANCE COMPANY

WARRANTY DEED

BOOK 9942 PG 247

File No: 00278281

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph J. Kovalick, II	First Tennessee	Map 117-8
[NAME]	[NAME]	
1401 Cedar Lane	165 Madison Avenue, S700	Parcel 131
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Memphis, TN 38103	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

SUE W. AKIN, RICHARD LAWRENCE AKIN, DOROTHY A. SEXTON AND J. EDWARD AKIN, CO-ADMINISTRATORS OF THE ESTATE OF JOHN L. AKIN AND BENEFICIARIES THEREOF,

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph J. Kovalick, II and wife, Mary C. Barnes

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

} The actual consideration or value which ever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 1ST day of FEBRUARY, 19 96.

Affiant

My Commission Expires: MARCH 22, 1997
[Affix Seal]

Notary Public MICHELE M. COOPER

unimproved ( )
This is improved (X) property known as 1401 Cedar Lane, Nashville, TN 37212
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 1ST day of FEBRUARY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sue W. Akin

SUE W. AKIN

Dorothy A. Sexton d/b/a Dorothy Akin Sexton by Michael D. Sontag attorney in fact

DOROTHY A. SEXTON D/B/A DOROTHY AKIN SEXTON BY: MICHAEL D. SONTAG, ATTORNEY-IN-FACT

Richard Lawrence Akin aka Richard L. Akin by Michael D. Sontag attorney-in-fact

RICHARD LAWRENCE AKIN A/K/A RICHARD L. AKIN BY: MICHAEL D. SONTAG, ATTORNEY-IN-FACT

J. Edward Akin by Michael D. Sontag attorney in fact

J. EDWARD AKIN BY: MICHAEL D. SONTAG, ATTORNEY-IN-FACT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9942 PG 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me THE UNDERSIGNED, a Notary Public in and for said County and State SUE W. AKIN

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, DAVIDSON COUNTY, TENNESSEE this 1ST day of FEBRUARY, 19 96.

Michele M. Cooper
Notary Public
MICHELE M. COOPER

Commission expires MARCH 22, 1997

STATE OF ARIZONA
COUNTY OF Pima

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL J. SONTAG, TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF RICHARD LAWRENCE AKIN (A/K/A RICHARD L. AKIN), DOROTHY A. SEXTON (AK/A/ DOROTHY AKIN SEXTON) AND J. EDWARD AKIN, (ALL CO-ADMINISTRATORS OF THE ESTATE OF JOHN L. AKIN), AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID RICHARD LAWRENCE AKIN (A/K/A RICHARD L. AKIN), DOROTHY A. SEXTON (A/K/A) DOROTHY AKIN SEXTON) AND J. EDWARD AKIN.

WITNESS MY HAND AND OFFICIAL SEAL AT Tucson, ARIZONA, THIS 1ST DAY OF FEBRUARY, 1996.

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Pima
GREG NIEMSYK
My Commission Expires August 15, 1999

(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/15/99

5905 02/08 0101 03CHECK 457.00

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

96 FEB -8 AM 10:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

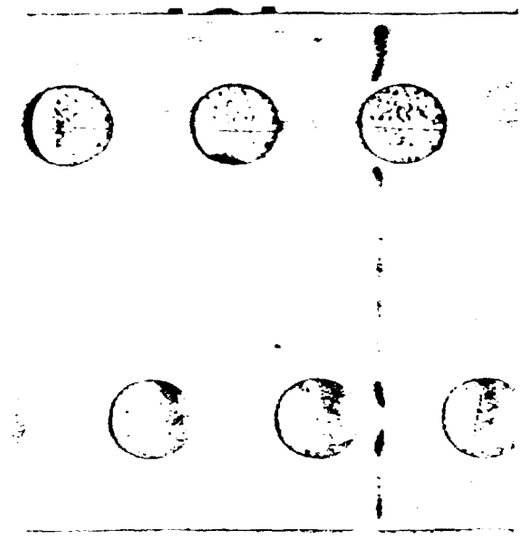
IDENTIF. & REFERENCE
0148425

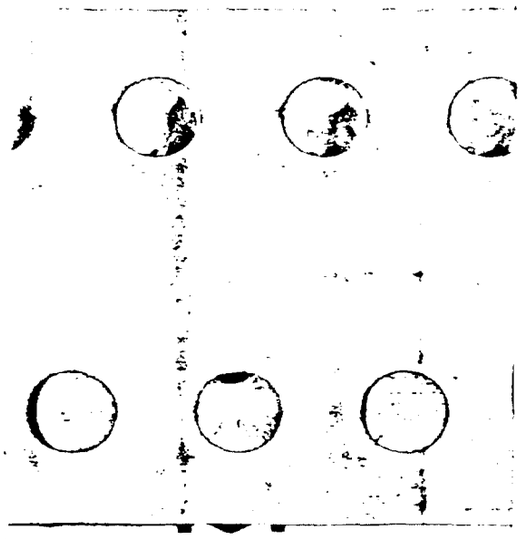
EXHIBIT "A" BOOK 9942 PG 249

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 70 feet on the southerly side of Cedar Lane, formerly Victoria Avenue and runs back between parallel lines 162.3 feet on the west line and 157.4 feet on the east line to an alley, and shows 70 feet on said alley.

Being the same property conveyed to John L. Akin, by deed from J. Willia Scruggs Ogilvie, individually and as Executrix of the Estate of Laura Scruggs Jensen, of record in Book 4119, page 863, Register's Office for Davidson County, Tennessee, the said John Akin having since died intestate. Sue W. Akin, Richard Lawrence Akin, Dorothy A. Sexton and J. Edward Akin, being the only heirs at law were appointed as Co-Administraters under docket No. 94P-1424, Probate Court for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9942 PG 250

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	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	12.00
TOTAL	457.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 457.00

02/08/96 02 10:15 0001 5905

0148425
IDENTIF. ↑ REFERENCE

96 FEB -8 AM 10:13

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

No. 1004121