WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Stubblefield (NAME)	John T. and Andrew E. Akin (NAME)	MAP 98
5905 South New Hope Road (ADDRESS)	1367 Rosedale Court (ADDRESS)	PARCELS 19 & 20
Hermitage, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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, John T. Akin and Andrew E. Akin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian L. Stubblefield, unmarried

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:

BEGINNING at a point in the center line of the New Hope Road opposite Oscar Willis' South line fence and running thence with Willis' South line South 87 deg. 30 min. East 882 feet to a stone corner; thence South 4 deg. 30 min. West 197.6 feet to an iron pipe; thence North 87 deg. 30 min. West 882. feet to a point in the center line of New Hope Road; thence with the center line of New Hope Road North 4 deg. 30 min. East 197.6 feet to the beginning, containing four acres, which includes a strip 105 feet by 840 feet parallel and adjacent to Oscar Willis' South line, deeded to Celia Evans and Dolly Hudson by Andrew Evans and wife by deed of record in Book 1115, Page 119, R.O.D.C. Tennessee, and the other two acres of said four acres described herein being another two acres of approximately forty acres owned by Andrew Evans after he conveyed the afforedescribed tract of two acres to his mother, Celia Evans and Dolly Hudson, and deeded 34.33 acres to George W. Rogers et ux of record in Book 794, Page 254, R.O.D.C. Tennessee, or in other words, the four acres described and conveyed in this instrument being the remaining part of the tract of land of approximately forty acres conveyed to Andrew Evans by Celia Evans by deed of record in Book 1110, Page 477, R.O.D.C. Tennessee, excluding 34.33 acres conveyed to George W. Rogers et ux of record in Book 794, Page 254, R.O.D.C. Tennessee, to all of which conveyances reference is here had to a more particular description of the four acres of land conveyed herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5905 South New Hope Road, Hermitage, Tennessee
(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 our hand S this 7th day of February, 19 96

John T. Akin

Andrew E. Akin
by Attorney in Fact
John T. Akin

BOOK 9943 PG 812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Akin and Andrew E. Akin

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of February 19 96

Commission expires November 28, 1998

Regina E. Coppleton
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

On this the 7th day of February, 1996, before me personally appeared John T. Akin a/k/a John T. Akins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew E. Akin and who acknowledged that he executed the same as the free act and deed of the said Andrew E. Akin by virtue of that Power of Attorney, duly executed by the said Andrew E. Akin and appearing of record in Deed Book 9943, Page 810, of the Register's Office for Davidson, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1996.

Regina E. Coppleton
Notary Public

My Commission Expires: 11/28/98

REGINA E. COPPLETON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 0149137

96 FEB -9 AM 10:43

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

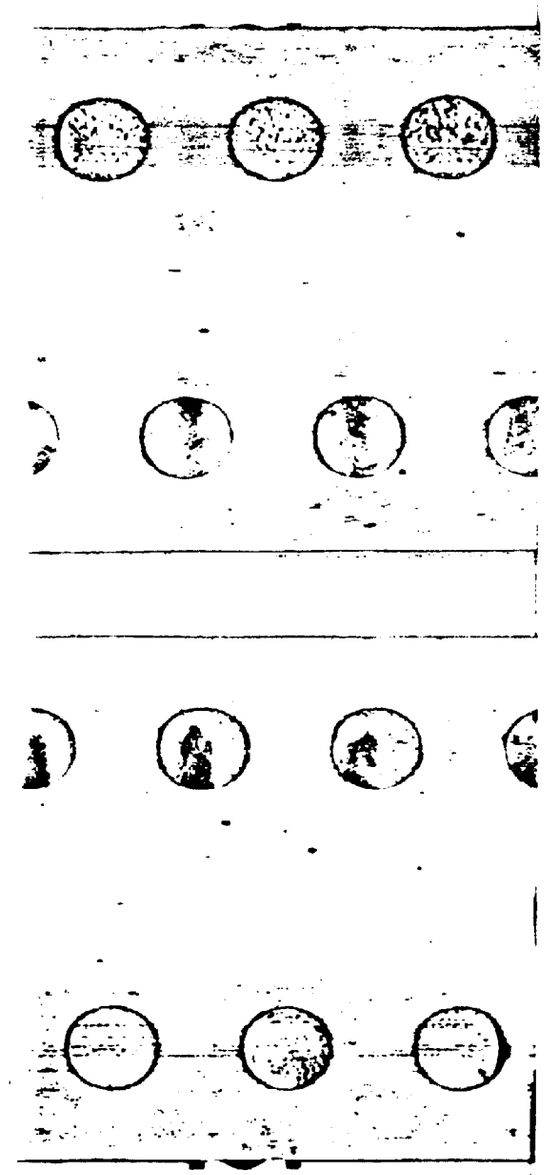
5550 02/09 01:01 03CHECK 172.10

LEGAL DESCRIPTION CONTINUATION

This legal description is the same as used in prior Warranty Deed of record in Book 3537, Page 195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Akin and Andrew E. Akin by Quitclaim deed from Thomas E. Akin, Sr., John T. Akins (being one and the same person as John T. Akin) and Andrew E. Akin of record in Deed Book 7035, Page 228, Register's Office for said County. See also Corrected Affidavit of Inheritance in Book 6298, Page 530 and Book 3537, Page 195, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.



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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 814

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 12.00
TOTAL 172.10
CHECK 172.10

02/09/96 01 10:45 0001 6650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149137
IDENTIF. REFERENCE

96 FEB -9 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1004862