BOOK 10121 PG 668

453680

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,900.00.

Dawn Williamson
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1996.

Notary Public

My Commission Expires: 2-8-98

MAIL ENV.

0203852

IDENTIFICATION REFERENCE

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Martin A. Vaughn 915 Riverside Drive Nashville, TN 37216	~~SAME~~ Leader Federal Bank for Savings P.O. Box 2926 Memphis, TN 38101-2926	83-7-218

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 which is hereby acknowledged, SUE W. AKIN, DOROTHY A. SEXTON, RICHARD LAWRENCE AKIN, and J. EDWARD AKIN, BEING ALL THE HEIRS OF JOHN L. AKIN ("Grantors") have bargained and sold, and by these presents transfer and convey unto MARTIN A. VAUGHN ("Grantee") his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 8 on the plan of Part 1 of the Handley Subdivision, as shown on plat of record in Plat Book 1424, page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John Lawrence Akin, by Deed of Record in Book 3535, page 119, Register's Office for Davidson County, Tennessee. The said John Lawrence Akin died 9/12/94.

(See Probate No. 94P-1424)

This is improved property known as 915 Riverside Drive, Nashville, Tennessee.

Said property is conveyed subject to 1996 Taxes, a lien, which are not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 20th day of June, 1996.

Sue W. Akin

Sue W. Akin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sue W. Akin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 1996.

Notary Public

My Commission Expires:

7/26/97

Robert E. Dortch IV
My Commission Expires
July 26, 1997

Date: 6/20/96 D# 803

IN WITNESS WHEREOF, Grantor executed this instrument on this 20th day of June, 1996.

Dorothy A. Sexton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public, Dorothy A. Sexton, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 20th day of June, 1996.

Notary Public

My Commission Expires:
Jan. 25, 1997

IN WITNESS WHEREOF, Grantor executed this instrument on this 20th day of June, 1996.

Richard Lawrence Akin

Richard Lawrence Akin

STATE OF FLORIDA

COUNTY OF PINELLAS

Personally appeared before me the undersigned, a Notary Public, Richard Lawrence Akin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 20TH day of June, 1996.

Cynthia R Ames

Notary Public

My Commission Expires:

CYNTHIA R. AMES
MY COMMISSION # CC 461972
EXPIRES: September 26, 1999
Bonded Thru Notary Public Underwriters

IN WITNESS WHEREOF, Grantor executed this instrument on this 1 day of July, 1996.

J. Edward Akin

J. Edward Akin

STATE OF Texas

COUNTY OF Harris

Personally appeared before me the undersigned, a Notary Public, J. Edward Akin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposed therein contained.

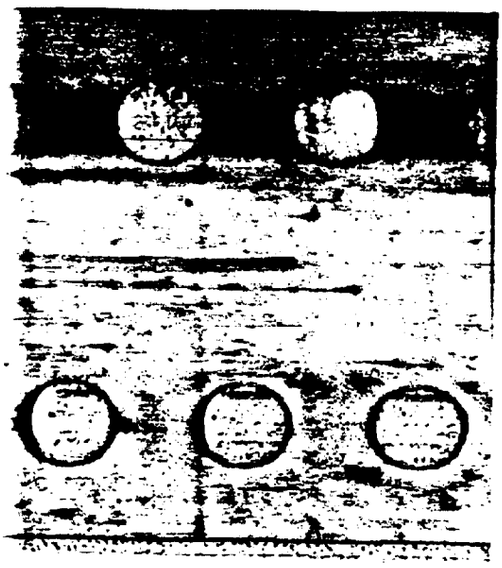
WITNESS my hand, at office, this 1st day of July, 1996.

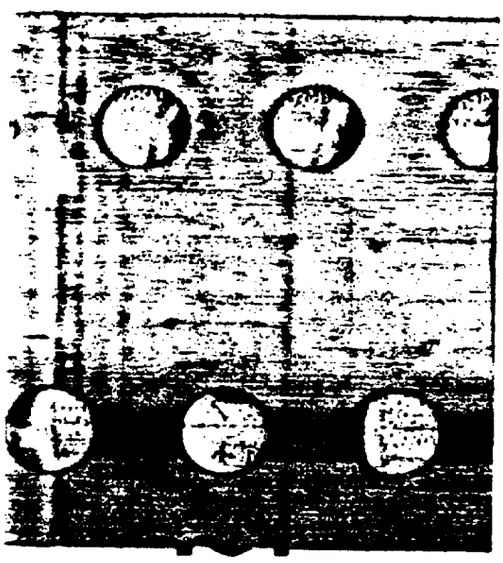
Cassandra Burns

Notary Public

My Commission Expires:
11/24/97

Comm. Exp 11-24-97





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

RECEIVED OF _____

FOR _____

BOOK 10121 PG 673

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 46900.00
CON TX 173.53
PRFEE 1.00
WDEED 20.00
TOTAL 194.53
CHECK 194.53

07/15/96 01 08:21 0001 5543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203852
IDENTIF. ↑ REFERENCE

96 JUL 16 AM 8:16

REGISTER
DAVIDSON COUNTY, TENN.

No. 1063216