BOOK 10213 PG 554

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Shaun M. Akins 3411 Fawnwood Place Nashville, TN 37207	Mortgage Resources Inc. 404 BNA Dr. Ste.400 Nashville, TN 37217	Map 050-100 Parcel 208.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Dorothy Spooner, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Shaun M. Akins, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130B on the Plan of Zone Lot Division of Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152, Revision to Section Four, Chesapeake Homes, of record in Book 6250, page 933, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Spooner by Quitclaim Deed from Antonio M. Herron and wife, Mia N. Herron of record in Book 8414, Page 407, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3411 Fawnwood Drive, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $51,900.00.

Shaun M. Akins
Affiant

Subscribed and sworn to before me this 25th day of September, 1996.

Notary Public

My Commission Expires 3-6-99

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of September, 1996.

Dorothy Spooner

Dorothy Spooner

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 **Dorothy Spooner,** the bargainor 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, Tennessee, this 25th day of September, 1996.

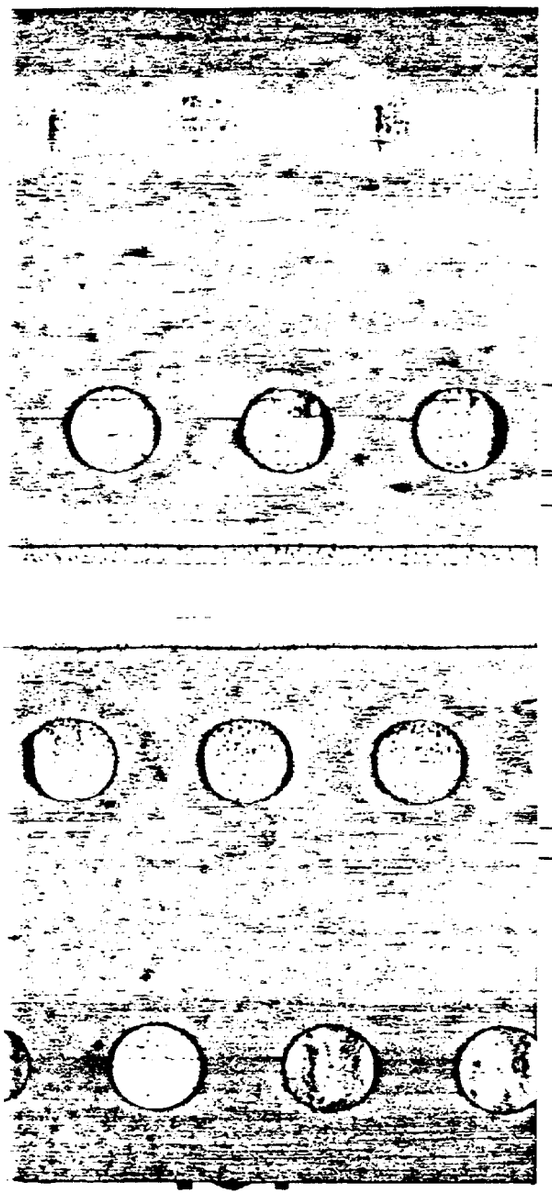
NOTARY PUBLIC

My Commission Expires: 3-6-99

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

96 OCT -3 AM 9:25
FELIX A. MCSHULER REGISTER
DAVIDSON COUNTY, TN.

0232357
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 51900.00
				CON TX 192.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 201.03
				CHECK 201.03
			10/03/96 01	09:29 0001 6003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232357
IDENTIFICATION REFERENCE

96 OCT -3 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073079

No. [redacted]