WARRANTY DEED

BOOK 10305 PG 7

SD1096-580L

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: October 26, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Akers (NAME)	BOATMEN'S NATIONAL MORTGAGE (NAME)	MAP 120-14
1229 Currey Road (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 184
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (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, Patricia Waters and Elaine Waters, heirs at law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick D. Akers and wife, Sheila M. Akers

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:

A tract of land in the 2nd, formerly the 5th, Civil District of said County, described as follows:
Beginning in the center line of Currey Road at the northeast corner of the property conveyed to William Carroll Waggoner, Jr. by deed from Lucy Currey Smith and husband S. B. Smith of record in book 1199, page 263, Register's Office for said County; thence with Waggoner's east line south 3 deg. 30' west 210 feet to an iron pipe; thence eastwardly 105 feet; thence north 3 deg. 30' east 210 feet to the center line of Currey Road; thence with the center line of said Road westwardly 105 feet to the point of beginning. This legal description is the same as the previous deed of record.

Being the same property conveyed to Bob F. Waters and wife, Emogene Waters (both are now deceased, Emogene Waters predeceased Bob F. Waters, leaving Patricia Waters Wallace and Elaine Waters Curry (who are one and the same as Patricia Waters and Elaine Waters) as his heirs at law according to the Last Will and Testament of Bob Franklin Waters a/k/a Bob F. Waters of record in The Probate Court of Davidson County, Tennessee - Docket Number 94P 904) by deed of record in Deed Book 1877, Page 311, 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.

This is improved ( ) unimproved ( ) property, known as 1229 Currey Road, Nashville, Tennessee 37217
(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 16th day of October, 19 96

Patricia Waters

Patricia Waters

Elaine Waters

Elaine Waters

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 10305 PG 8

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Waters and Elaine Waters, heirs at law

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 Smyrna, Tennessee, this 16th day of October 19 96

Commission expires October 26, 1996

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_____.

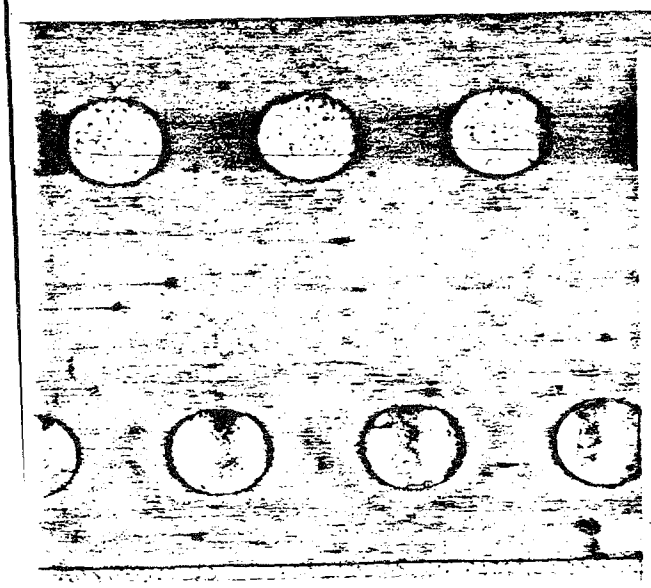
My commission expires _____

Notary Public

0260083
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 9:06
ELLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0495 12/31 0101 03CHECK 315.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10305 PG 9

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

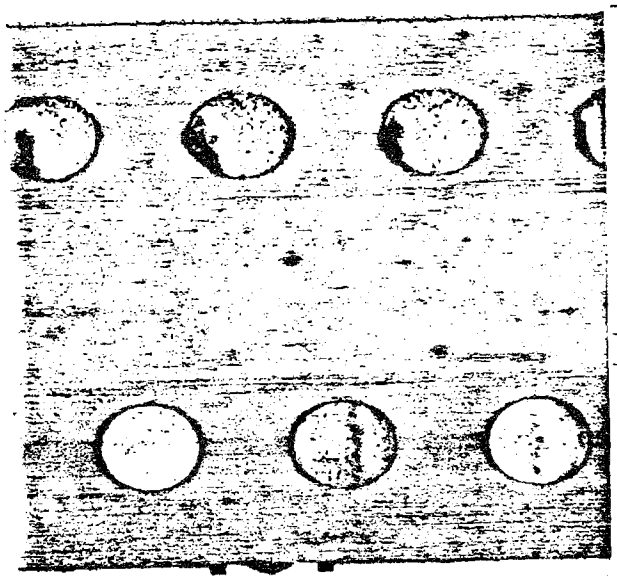
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82800.00
CON TX 306.36
PRFEE 1.00
WDEED 8.00
TOTAL 315.36
CHECK 315.36

12/31/96 01 09:08 0001 0495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0260083
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103047