File 14596
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10456 PG 571

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTON C. AKERS	NEW OWNER	MAP 103-8
(NAME)	(NAME)	
4404 Iroquois Avenue		PARCEL 171
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		FB 26W8950
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, PATRICIA DAVIS RUCCIO, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTON C. AKERS AND HUSBAND, WILLIAM M. AKERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Richland Realty Co.'s Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Davis, a single person by deed from Stephen A. Tillisch, a single person of record in Book 9271, page 606, said Register's Office. The said Patricia Davis having since married.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 606, said Register's Office.

George W. Ruccio, spouse of Patricia Davis Ruccio, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Patricia Davis Ruccio.

1836 05/16 0101 CHECK 601.00

03005667

IDENTIFICATION REFERENCE

97 MAY 16 AM 10:57

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 509 North Wilson Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 14th day of May, 19 97

PATRICIA DAVIS RUCCIO

GEORGE W. RUCCIO

BOOK 10456 PG 572

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA DAVIS RUCCIO AND GEORGE W. RUCCIO

with whom I am personally acquainted, and who acknowledged that shey executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of May, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Walton C. Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 97.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PATRICIA DAVIS RUCCIO

TO WALTON C. AKERS AND HUSBAND, WILLIAM M. AKERS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____ BOOK 10456 PG 573

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
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

05/16/97 01 11:55 0001 1035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305667
IDENTIF. & REFERENCE

97 MAY 16 AM 11:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1151850