OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10785 PAGE 813

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Nathaniel Akins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF February 1998

NOTARY PUBLIC

My Commission expires: Nov. 28, 1998

THIS INSTRUMENT PREPARED BY
Weldon White, 631 Second Avenue, South, Suite 3F, Nashville, TN 37210
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nathaniel Akins, et ux	(SAME)	Map 71-15
(NAME)	(NAME)	
1227 North Second Street		Par 333
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 and 00/100 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Charles C. Gates and wife, Mary C. Gates,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nathaniel Akins and wife, Danielle Akins,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of The Benedict Land Co.'s Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 78 fronts 50 feet on the westerly margin of North Second Street and extends back between parallel lines 181 feet more or less, to an alley.

Being the same property conveyed to Charles C. Gates, by deed of record in Book 10540, page 229, said Register's Office.

IDENTIFICATION REFERENCE 0398161

98 FEB -6 AM 10:59 REGISTER DAVIDSON COUNTY, TN

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 1227 North Second Street, Nashville, TN 37207
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 5th day of February, 1998.

Charles C. Gates

Mary C. Gates

INDIVIDUAL ACKNOWLEDGMENTS:

BK 10785 PG 814

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles C. Gates and wife, Mary C. Gates, _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5th day of February, 1998.

My Commission expires:
March 28, 1998

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within-named bargainor, a corporation (or partnership), and that _____ as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

6661 12/06/2001 03:HECK

227

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

RECEIVED OF _____

FOR _____

BOOK 10785 PG 815

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

02/06/98 01 11:05 0001 0661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0398161
IDENTIFICATION REFERENCE

93 FEB -6 AM 11:00

REGISTER
DAVIDSON COUNTY, TN.

No. 125120E