BOOK 10807 PG 816

This Instrument Prepared By:
LAW OFFICES OF K. GABRIEL HEISER
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615) 661-0405

MAP 103-02
PAR 206.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that TROY H. AKERS and wife, DOY JEAN AKERS, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby quitclaim and convey all of their right, title and interest in the property described below to TROY H. AKERS and wife, DOY JEAN AKERS for their lives, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, or otherwise dispose of the property described below in fee simple, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Upon their death, to the extent not otherwise disposed of during their lives, title shall be in the then living issue, per stirpes, of TROY H. AKERS and DOY JEAN AKERS. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot No. 88 on the map of Richland Meadow Subdivision, Section II, as of record in Book 2083, page 72, Register's Office for said County.

Said Lot No. 88 begins at a point in the easterly margin of Meadow Crest Road, the common front corner of Lots Nos. 87 and 88; thence easterly 95.8 feet to a point, the common rear corner of Lots Nos. 87, 88 and 89; thence northerly 100 feet to a point in the southerly margin of Bon Air Circle, the common front corner of Lots Nos. 88 and 89; thence along said Circle westerly 70.8 feet to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet, to a point in the easterly margin of Meadow Crest Road; thence southerly 75 feet along said Road to the point of beginning.

Being the same property conveyed to TROY H. AKERS and DOY JEAN AKERS, by deed from Jim D. Phelps and wife, Alma Louise Phelps, dated May 31, 1961, of record in Book 3226, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as 5606 Meadowcrest Lane, Nashville, Tennessee 37209.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, this instrument was executed on February 20, 1998.

Troy H. Akers
TROY H. AKERS

Doris A. Akers
by: _____, Attorney
in Fact for TROY H. AKERS

98 FEB 24 PM 3:05
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IN TESTIMONY WHEREOF, this instrument was executed by DOY JEAN AKERS on February 20, 1998.

DOY JEAN AKERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10807 PG 817

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DOY JEAN AKERS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on February 20, 1998.

CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 09/24/2000

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JAMES AKERS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him/herself to be the attorney-in-fact of TROY H. AKERS, one of the within named grantors, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of TROY H. AKERS, and acknowledged the execution of the same as TROY H. AKERS's free act and deed.

WITNESS my hand and Notarial Seal February 20, 1998.

CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 09/24/2000

NOTARY PUBLIC

Property address:
5606 Meadowcrest Lane
Nashville, Tennessee 37209

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Mail Tax Bills To:
TROY H. AKERS
5606 Meadowcrest Lane
Nashville, Tennessee 37209

~~TROY H.~~ JAMES A. AKERS, Affiant

Subscribed and sworn to before me February 20, 1998.

CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 09/24/2000

NOTARY PUBLIC

PARCEL I.D.