	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 1998. Notary Public MY COMMISSION EXPIRES: 4-24-2000 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL RAUSO	**FIRST AMERICAN NATIONAL BANK**	**91-15-157**
(NAME) **318 52ND AVENUE NORTH**	(NAME) **FIRST AMERICAN CENTER**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37237**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, WE, **KENT AKIN AND FAITH WURM AKIN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL RAUSO, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the south 47.5 feet of the north 522.5 feet of Block 8 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 47.5 feet on the east side of 52nd Avenue North and runs back between parallel lines, parallel to and 475 feet south of Charlotte Avenue, 140 feet to an alley.

Being the same property conveyed to Faith Wurm and Kent Akin, both unmarried, by deed from Richard S. Swan and wife, Laura H. Swan of record in Book 8423, page 240, Register's Office for Davidson County, Tennessee.

Faith Wurm and Faith Wurm Akin are one and the same person.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

5427 07/20 0101 03CHECK 271.85

unimproved ( )
This is improved(X) property, known as **318 52ND AVENUE NORTH, NASHVILLE, TN 37209**
(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 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 July, 1998.

FAITH WURM AKIN

KENT AKIN

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Faith Wurm Akin and Kent Akin,** 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 Johnson City Tennessee this 16th day of July, 1998.

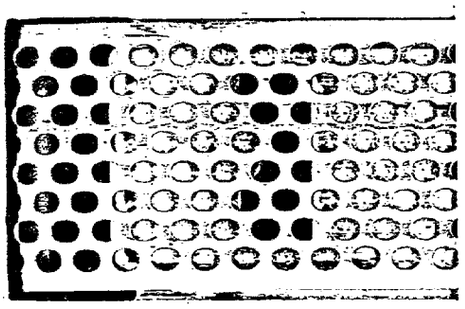
Commission expires: 4-24-2000

Barbara Monroe
Notary Public

NOTARY PUBLIC AT LARGE BARBARA MONROE TENN.

PICK-UP

04641 98
IDENTIFICATION REFERENCE
98 JUL 20 AM 11:03
REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

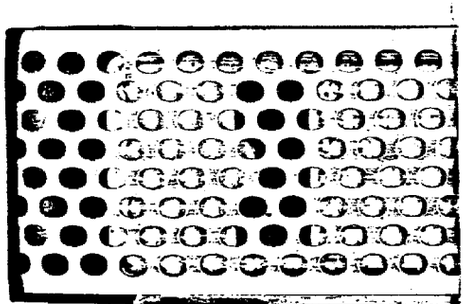
FOR _____

BOOK 11026 PAGE 452

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 70500.00
				CON TX 260.85
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 271.85
				CHECK 271.85
07/20/98	01			11:06 0001 5427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0464198
IDENTIFICATION REFERENCE

98 JUL 20 AM 11:03

REGISTER
DAVIDSON COUNTY, TN.

No. 1321107