THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $742,000.00.

Steven B Shankle
Affiant

Subscribed and sworn to before me, this 1st day of April, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Steven B. Shankle and wife,
Mary Jo Shankle
2412 Valley Brook Road
Nashville, TN 37215

Send Tax Bills To:
Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA
91302

Map-Parcel Number:
117-10-0-037.00
7DA 36020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES CLARK AKERS, III AND WIFE, ELEANOR MILLER AKERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEVEN B. SHANKLE AND WIFE, MARY JO SHANKLE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 145.7 feet on the northerly side of Valley Brook Road and runs back 287 feet on the easterly line and 275.1 feet on the westerly line to the southerly line of Lot No. 18, measuring 145 feet thereon.

Being the same property conveyed to James Clark Akers, III and wife, Eleanor Miller Akers by deed from R. M. Niel and wife, Alice Arthur Niel, of record in Book 2860, page 228, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement over a strip of land five feet wide running along the westerly margin and a strip of land five feet wide running along the northerly margin are reserved for telephone and light wires and pipe lines, as set out in Deed of record in Book 1153, page 97, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 974, page 29, Register's Office for said County.

This is improved property known as 2412 Valley Brook Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of April, 1999.

James Clark Akers, III

Eleanor Miller Akers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES CLARK AKERS, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 1999.

Notary Public

My Commission Expires: 7/22/2000

111262.1

BOOK 11415 PG. 278

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELEANOR MILLER AKERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 1999.

Notary Public

My Commission Expires: 7/22/2000

99 APR -5 PM 3:50

056947 6

REGISTER'S FEE

RECORDED

STATE OF TENNESSEE
DAVIDSON COUNTY

111262.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11415 PG. 279

05694 76

IDENTIFICATION/REFERENCE

99 APR -5 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHRT

	742000.00
CO/MO TX	2745.40
PRFEE	1.00
MISCEL	12.00
CFEE	2.00
TOTAL	2760.40
CHECK	2760.40

04/05/99 01 15:50 0001 7410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446443