FIRST TITLE & ESCROW CO., INC.
#16516

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 11490 PG. 401

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTON C. AKERS (NAME)	NEW OWNER (NAME)	MAP 116-12
3704 Auburn Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 27
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA35040

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, JACQUELYN TERWILLIGER HUNTER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTON C. AKERS, MARRIED AND SCOTT CHAMBERS

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. 20 and the north 45 feet front and 40 feet rear of Lot No. 19, Block "E" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot and part of said lot adjoin and front together 120 feet on the east line of Auburn Lane and run back 155.4 feet on the north line of Lot 20 and 159 feet, more or less, on the south line of part of Lot No. 19, to a dead line on which they measure 89.9 feet.

Being the same property conveyed to George David Hunter and wife Jacquelyn Terwilliger Hunter by deed from William M. Berfield and wife, Phoebe F. Berfield of record in Book 3863, page 147, said Register's Office. The said George David Hunter having since died.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.

0590354
IDENTIF. & REFERENCE
99 MAY 24 AM 10:36
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3704 Auburn Lane, Nashville, Tennessee 37215

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 20th day of May, 1999.

Jacquelyn Terwilliger Hunter

JACQUELYN TERWILLIGER HUNTER

BOOK 11490 PG. 402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELYN TERWILLIGER HUNTER 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 20th day of May, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. UDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

My Commission Expires SEPT. 23, 2000

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 $ 230,860.00

Walton C. Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 99.

GEORGE E. UDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

JACQUELYN TERWILLIGER HUNTER, ~~UNMARRIED~~

TO

WALTON C. AKERS, MARRIED AND SCOTT CHAMBERS

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

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 403

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

0590354

IDENTIF. & REFERENCE

99 MAY 24 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

CAMT
230860.00
CO(TX 854.18
PRFEE 1.00
MWEED 8.00
CFEE 2.00
TOTAL 865.18
CHECK 865.18
10:39 0001 9666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464262