This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Charles Akersloot, III
5034-A Thoroughbred Lane
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

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MAP 171-3
GROUP B
PARCEL 28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **K. Jonanne Bowers and husband, Phillip W. Bowers** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Charles Akersloot, III, unmarried**, hereinafter called the "GRANTEE", his 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. 253 on the Plan of Fredericksburg, Section 5-C, of record in Book 9700, page 48, Register;s Office, Davidson County, Tennessee.

Being the same property conveyed to K. Jonanne Bowers and husband, Phillip W. Bowers by deed from Radnor Homes, Inc. of record in Book 10112, page 701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 5237 Fredericksburg Way East, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0600658
RECEIVED FOR REFERENCE
99 JUN 16 PM 2:52
REGISTER
DAVIDSON COUNTY, TN.
0656 06/16 0101 02CHECK 817.60

WITNESS our hands this the 15th day of June, 1999.

K. Jonanne Bowers

K. Jonanne Bowers

Phillip W Bowers

Phillip W. Bowers

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **K. Jonanne Bowers and husband, Phillip W. Bowers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $218,000.00.

Charles Akersloot III

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0600658

IDENTIFICATION REFERENCE

99 JUN 16 PM 2:52

REGISTER
DAVIDSON COUNTY, TN.

CAMT	218000.00
CON TX	806.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	817.60
CHECK	817.60

06/16/99 01 14:55 0001 0656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479255