THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16790
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00

Leslie McCabe
Affiant

Subscribed and sworn to before me, this 10th day of September, 1999.

My Commission Expires SEPT. 23, 2002
Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
T. R. MCCABE	BANK OF AMERICA	117-2
2312 Springdale Drive	2059 Northlake Parkway	144
Nashville, Tennessee 37215	Tucker, GA 30084	7DA22585

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WALTON C. AKERS, married and SCOTT CHAMBERS, unmarried

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to T. RANDALL MCCABE AND WIFE, LESLIE K. MCCABE

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2312 Springdale Drive, Nashville, TN 37215
This is not now nor has it ever been the principal residence of the Grantors herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 1999.

WALTON C AKERS BY

WALTON C. AKERS
BY: SCOTT CHAMBERS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

SCOTT CHAMBERS

99 SEP 16 AM 11:07

U6366269

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SCOTT CHAMBERS, 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 10th day of September, 1999.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: SEPT. 23, 2002
Notary Public

99 SEP 16 09:07 0001 03CHECK 1754.00

WARDEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT CHAMBERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said WALTON C. AKERS and is authorized by the said WALTON C. AKERS to execute this instrument on her behalf.

Witness my hand, at Office, this 10th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires SEPT. 25, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 Block 3, and that portion of Alley No. 1706 abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description, and by Metropolitan County Council Ordinance No. 095-78 in the County Clerk's Office for said County.

Being the same property conveyed to Walton C. Akers, married and Scott Chambers, unmarried, tenants in common by deed from Estelle Pierce Caplinger, Devisee under the Last Will and Testament of Winfred Ray Caplinger AKA Winfred R. Caplinger of record in Book 11314, page 556, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 4058, page 571; and (3) All matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11664 PAGE 148

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

0636269

99 SEP 16 AM 11:07

CAMT
470000.00
CON TX 1739.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1754.00
CHECK 1754.00

09/16/99 01 11:10 0001 8907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516872