File in Box No. 19 B

WARRANTY DEED

Instr:200001210007243 Page: 1 OF 2
REC'D FOR REC 01/21/2000 1:29:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $566.10

STATE OF TENNESSEE #00-1-13-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Juanita H. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January 2000

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUANITA H. BROWN	"NEW OWNER"	MAP 142-02
(NAME)	(NAME)	
7352 Cavalier Drive		PARCEL 050
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB 09D-05176
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JAMES H. AKIN AND WIFE, WENDLA W. AKIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUANITA H. BROWN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 66 on the Plan of Cross Timbers, Section II, of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to James H. Akin and spouse, Wendla W. Akin, by Deed from Timothy N. Trushel and spouse, Virginia L. Trushel, of record in Book 9903, Page 164, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of James H. Akin and wife, Wendla W. Akin pursuant to a Power of Attorney executed by same on the 13th day of January, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 7352 Cavalier Drive, Nashville, TN 37221
(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 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 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 19th day of January 2000

JAMES H. AKIN
By: James H Akin by BOH
Bill Haggard, Attorney-in-fact
WENDLA W. AKIN
By: Wendla W. Akin by BOH
Bill Haggard, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 2000, before me personally appeared Bill Haggard, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of James H. Akin and wife, Wendla W. Akin, and acknowledged that he executed the same as the free act and deed of the said James H. Akin and wife, Wendla W. Akin

Notary Public

My Commission Expires: May 28, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.