Instr:200004170038373 Page: 1 OF 3
REC'D FOR REC 04/17/2000 2:50:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1276.50

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
EVAN B. LINDSEY	SOUTHEASTERN MORTGAGE OF TEN	116-12
3704 Auburn Lane	115 29th Avenue South	27
Nashville, Tennessee 37215	Nashville, Tennessee 37212	7DA35040

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*AND SCOTT CHAMBERS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EVAN B. LINDSEY AND WIFE, CAROLINE W. LINDSEY, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *MARRIED **UNMARRIED

This is improved property located at 3704 Auburn Lane, Nashville, Tennessee 37215.

This is not now nor has it ever been the principal residence of Walton C. Akers.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2000.

WALTON C. AKERS

By: Walton C Akers by Scott Chambers
SCOTT CHAMBERS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Scott Chambers
SCOTT CHAMBERS

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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2000.

My Commission Expires:

Notary Public

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 behalf.

Witness my hand, at office, this 14th day of April, 2000.

My Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

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 Walton C. Akers, married and Scott Chambers by deed from Jacquelyn Terwilliger Hunter, unmarried of record in Book 11490, page 401, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.