FILE BOX 57

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 21st Floor, First American Center 315 Deaderick Street Nashville, Tennessee 372238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $732,495.00. AFFIANT Subscribed and sworn to before me, this 10th day of December 1999. NOTARY PUBLIC My Commission Expires: 9/29/01 My Commission Expires SEPT. 29, 2001

Address New Owners as Follows: J. Clark Akers, III, 2002 Richard Jones Road, Suite C-103, Nashville, Tennessee 37215

Send Tax Bills To: Same

Map-Parcel Number: Map 116, Group 07, Parcel 1

Instr:200005230051668 Page: 1 OF 2
REC'D FOR REC 05/23/2000 1:58:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2710.23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hugh W. Entrekin, Trustee, with full power to convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto J. Clark Akers, III, ("Grantee") his successors and assigns, all his right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Being a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, Page 103, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64° 02' 23" W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64° 02' 23" W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, said Register's Office , N 26° 07' 27" W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868, Page 64, said Register's Office, N 63° 55' 46" E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, S 25° 54' 00" E, 315.71 feet to a concrete monument;

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 39° 39' 05", a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18° 57' 12" W, 35.25 feet.

Being the same property conveyed to Hugh W. Entrekin, Trustee with full power by deed of Mary Joyce Niederhauser Burrus and Jeffrey A. Greene and wife, Jennye Burrus Greene of record in Book 10188, page 145, said Register's Office.

Containing 84,656 square feet or 1.94 acres, more or less.

This is improved property more commonly known as 4400 Malone Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said J. Clark Akers, III, its successors and assigns, forever.

AND Hugh W. Entrekin, Trustee, does covenant with the said J. Clark Akers, III, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee.

AND Hugh W. Entrekin, Trustee does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said J. Clark Akers, III heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 10th day of December, 1999.

Hugh W. Entrekin Trustee

HUGH W. ENTREKIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh W. Entrekin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 10th day of December, 1998.

Patty Welch

NOTARY PUBLIC

My Commission Expires: 9/29/01.

PATTY WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001