Box 52

Instr:20000713006937S Page: 1 OF 2
REC'D FOR REC 07/13/2000 9:32:05AM
RECORD FEE: $10.00
T. TAX: $0.00 T. TAX: $0.00

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
Steven Akers and wife,		
Kimberly Akers	New Owners	MAP:128-02-0
314 Forrest Valley Road	Same	
Nashville, TN. 37209		PARCEL:020.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-06-10151]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Belinda Russ, Cynthia Johnson, Pamela Russ and Deborah Baker** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Steven B. Akers and wife, Kimberly A. Akers (The "Grantees") their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Thousand Oakes Estates, as of record in Book 3700, pages 82 and 83, Register's Office, for said County.

Said Lot No. 19 fronts 164.46 feet on the easterly side of Forrest Valley Drive and extends back 421.65 feet on the southerly line and 441.14 feet on the northerly line to a dead line, measuring 45.00 feet thereon.

Being the same property conveyed to Clem Russ et ux, Delores Russ, by Deed from Robert H. Nix et ux Delores Russ, of record in Book 4513, page 857, said Register's Office for Davidson County, Tennessee.

The said Clem Russ has since died on April 13, 1994 and upon his death, title was vested in Delores Russ as the sole surviving tenant by the entirety. The said Delores Russ has since died on July 13, 1999 and the interest in and to the property conveyed herein passed at the death of Delores Russ, pursuant to her Last will and Testament which has been Probated by the Probate Court of Davidson County, Tennessee, Case No. 99P-1199, to Belinda Russ, Cynthia Johnson, Pamela Russ and Deborah Baker as her sole surviving heirs.

This description is the same as was used in the last deed of record .

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 3700, pages 82 & 83, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants of record in Book 4056, page 371, and amended in Book 4072, page 318, Register's Office for Davidson County, Tennessee.**
4. **Setback Line in Book 4174, page 657, Register's Office for Davidson County, Tennessee.**

This is improved property known as **314 Forrest Valley Road, Nashville, Tennessee 37209.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $150,000.00.
[
[
[Subscribed and sworn to before me this
[23rdday of June, 2000.
[
[
[My Commission Expires: 6/3/2001

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of June, 2000.

Belinda Russ,

Cynthia Johnson,

Deborah Baker

Pamela Russ

State of Tennessee, County of WILLIAMSON
Received for record the 27 day of
JUNE 2000 at 9:38 AM. (REC# 375189)
Recorded in official records
Book 2015 Pages 697- 698
Notebook 64 Page 172
State Tax $ 555.00 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 566.00,
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 23rd day of June, 2000, before me personally appeared **Belinda Russ, Cynthia Johnson, Pamela Russ and Deborah Baker**, to me known to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-2003