Book 48B

This instrument prepared by:
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214 Second Avenue North, Suite Two
Nashville TN 37201

FILE NO: 20010068

Davidson County DEEDWARR
Recvd: 03/05/01 15:51 2pgs
Fees:11.00 Taxes:279.35
20010306-0021319

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mary F. Crenshaw	(NAME) Mortgage Edge Corporation	Map 105-9
(STREET ADDRESS) 1009 West Grove	(STREET ADDRESS) 1355 Beverly Road, Suite 330	Parcel 314
(CITY) Nashville (STATE) Tennessee (ZIP) 37204	(CITY) McClean VA (STATE) 22101 (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **J. CLARK AKERS III, a married person,** has this day bargained and sold, and does hereby transfer and convey unto the said **MARY F. CRENSHAW, an unmarried person** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 17 on the Map of Jones and Dudley's Addition, as of record in Book 57, page 147, Register's Office, Davidson County, Tennessee, described according to a survey of Hal R. Swann Jr., dated November 19, 1970, as follows:

Beginning at an iron pin in the southerly margin of West Grove Avenue at the common corner of Lots Nos. 17 and 18; said point being 281.75 feet east of the right-of-way of 11th Avenue South; thence with said Avenue, south 83 degrees 51' east 45.75 feet to an iron pin in the Willis B. Pope's northwesterly corner; thence with his westerly line, south 9 degrees 50' west 150 feet to an iron pin in the northerly margin of an alley; thence with the same, north 83 degrees 51' west 45.75 feet to an iron pin in the common rear corner of Lots Nos. 17 and 18; thence with the line between said lots, north 9 degrees east 150 feet to the point of beginning.

Being the same property conveyed to J. Clark Akers III by deed of record in Book 5221, page 590, Register's Office, Davidson County, Tennessee. Eleanor Akers, wife of Grantor, joins in execution of this deed to convey any marital rights, including homestead, which she may have in the property being conveyed herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$75,000.00~~ $75,500.00.

Subscribed and sworn to before me this the 5th day of ~~February~~ March, 2001.

Mary F. Crenshaw
Affiant

My commission expires: 9/29/2001 (Affix Seal)

Kay B. Housch
Notary Public

NOTARY PUBLIC B. HOUSCH DAVIDSON COUNTY

This is improved property known as 1009 West ~~End~~ Grove Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 28th day of February, 2001.

J. Clark Akers III

Eleanor Akers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. CLARK AKERS III and wife, ELEANOR AKERS** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2001.



Notary Public
My Commission Expires: 1/29/05

ENCUMBRANCES:

1 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2 Subject to all matters shown on Plan of record in Plat Book 57, page 147, Register's Office, Davidson County, Tennessee.
3 Subject to Restrictive Covenants of record in Book 4220, page 723, and in Book 4445, page 75, Register's Office, Davidson County, Tennessee.