WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/02 09:02 2pgs
Fees:13.00 Taxes:1054.50

20021016-0126963

Return to:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00.**

Charles D. Akers
Affiant

Subscribed and sworn to before me this 8th day of October, 2002.

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 8/20/05
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles D. Akers	Same	145-2-11
4716 Chalmers Drive		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robin S. Hitner and Charles V. Hitner, Co-Executors of the Estate of Evelyn G. Hitner**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles David Akers, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 214-A on the plan of Tynewood Estates, Section I, of record in Book 2900, page 88, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 129.8 feet on the easterly side of Chalmers Drive and runs back 346 feet on the northerly line and 397.7 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 149.1 feet.

Being the same property conveyed to Charles G. Hitner and wife, Evelyn G. Hitner, by deed from William R. Steitz an wife, Dorothy E. Steitz, of record in Book 4107, page 42, Register's Office for Davidson, Tennessee. The said Charles G. Hitner having since died Case No. 01P1582 of record in the Office of Probate, Davidson County, Tennessee. The said Evelyn G. Hitner having since died Case No. 02P1383 of record in the Office of Probate, Davidson County, Tennessee.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 2900, page 88, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3069, page 572, and in Book 8092, page 372, Register's Office for Davidson, Tennessee.

This is improved property known as: **4716 Chalmers Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 my hand this October 8, 2002.

The Estate of Evelyn G. Hitner

BY: Robin S. Hitner by William U. Smith, Atty in Fact
Robin S. Hitner, Executor, by William U. Smith, his Attorney-in-Fact

BY: Charles V. Hitner
Charles V. Hitner, Executor

2002-0001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2002, before me personally appeared Robin S. Hitner, by William U. Smith, as his Attorney-in-Fact, to me known (or proved to on the basis of satisfactory evidence) to the person who executed the foregoing instrument in behalf of Robin S. Hitner acknowledged that such person executed the same a the free act and deed of Robin S. Hitner.

WITNESS my hand and seal, this 8th day of October, 2002.

ANDREW H. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/20/06

STATE OF Arizona

COUNTY OF Pima

On this 9th day of October, 2002, before me, personally appeared Charles V. Hitner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Sharon L Bishop

NOTARY PUBLIC

My Commission Expires:

10/30/06

OFFICIAL SEAL
SHARON L. BISHOP
Notary Public - State of Arizona
PIMA COUNTY
My Comm. Expires Oct. 30, 2005