I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
RECORD & RETURN TO: *Nashville, TN 37203*

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/02 15:41 2pgs
Fees:13.00 Taxes:573.50
20021022-0129734

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Clare Elizabeth Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF OCTOBER, 2002.

NOTARY PUBLIC

I. DYKE TATUM NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Drew Saulters
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19050SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Curtis Wayne Akers & Clare Elizabeth Davis 7128 Bay Cove Trail Nashville, TN 37221	Countrywide Home Loans PO Box 10212 Van Nuys, CA 91410-0212	141-12-0-B-034.33-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Zane C. Bell and wife, Lauren P. Bell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Curtis Wayne Akers, an unmarried person and Clare Elizabeth Davis, an unmarried person, as tenants in common with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Phase 2, Southampton, as of record in Plat Book 5200, page 595, as amended in, Plat Book 6150, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zane C. Bell, single, by deed from Mark A. Ferrelli and wife, Sherry H. Ferrelli, of record in Book 10837, page 158, Register's Office for Davidson County, Tennessee.

Property is also known as improved property located at 7128 Bay Cove Trail, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 18th day of October, 2002.

Zane C. Bell

Zane C. Bell

Lauren P. Bell

Lauren P. Bell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 18, 2002, before me personally appeared Zane C. Bell and Lauren P. Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 18th day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 5/29/05