This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, ALAN F. AKIL ** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto WILLIAM L. BROWNLEE, JR. AND WIFE, KERRI R. BROWNLEE (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1008 ON THE PLAN OF BRENTWOOD HALL, SECTION 14, AS OF RECORD IN BOOK 2663, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1008 FRONTS 72.0 FEET ON THE NORTHERLY MARGIN OF OAKLEY DRIVE AND RUNS BACK 171.6 FEET ON THE EASTERLY LINE AND 171.0 FEET ON THE WESTERLY LINE, TO A BROKEN LINE IN THE REAR, MEASURING 113.0 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO ALAN F. AKIL, MARRIED BY WARRANTY DEED OF BENJAMIN CURTIS BRYANT, EXECUTOR AND DEVISEE OF THE ESTATE OF RUBY MORROW ANDERSON DATED NOVEMBER 12, 2002 AND RECORDED NOVEMBER 14, 2002 IN INSTRUMENT NO. 20021114-0141419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***** *JANET AKIL, WIFE OF ALAN F. AKIL JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO ALAN F. AKIL***

This property is known as 442 OAKLEY DRIVE, NASHVILLE TN 37220

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 10TH day of January, 2003

Alan F. Akil

ALAN F. AKIL, GRANTOR

Davidson County DEEDWARR
Recvd: 01/17/03 09:22 2pgs
Fees:13.00 Taxes:636.40

20030117-0007332

Janet Akil by Alan Akil Atty in Fact

JANET AKIL BY ALAN F. AKIL, ATTY IN FACT

STATE OF TENNESSEE)

) SS
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN F. AKIL with whom I am personally acquainted, and who, upon oath, acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____

_____
Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN F. AKIL, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney in Fact for his wife, JANET AKIL and is authorized by his wife, Janet Akil to execute this instrument on her behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day of January, 2003

NOTARY PUBLIC

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

My Commission Expires:

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$172,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Affiant

Subscribed and sworn to before me this the 10th day of January, 2003
Notary Public

_____
NOTARY PUBLIC
Commission Expiration:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER AND PROPERTY ADDRESS
W. WILLIAM DAVIS, ATTY	CHARTER ONE MORTGAGE CORP.	
219 WARD CIRCLE, STE 3	10561 TELEGRAPH ROAD	442 OAKLEY DRIVE
BRENTWOOD, TN 37027	GLEN ALLEN, VA 23059	NASHVILLE, TN 37220

MAP PARCEL NUMBER
161-1-2

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