Return to First Title and Escrow
Box 9-B
#20156

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 44301
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/19/03 16:05 2pgs
Fees:13.00 Taxes:917.60
20030319-0036664

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walton C. Akers William M. Akers 3626 Central Avenue Nashville, Tennessee 37205	Union Planters Bank, N.A. 2019 Richard Jones Road, Suite 300 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 104-05-297

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$248,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara Graves, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walton C. Akers and spouse, William M. Akers** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being lot No. 242, and the easterly 9.1 feet of Lot No. 241 in Division "B" on the Plan of the Richland Realty Company's Subdivision, of record in Book 332, Page 92, Register's Office for said County.

Said Lot No. 242 and part of Lot No. 241 adjoin and front together 59.1 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Jack C. Howard and wife, Mary Louise Howard by deed from William s. Klein and wife, Regina Klein of record in book 2279, Page 109, said Register's Office. The said Jack C. Howard and Mary Louise Howard have since died, with Jack C. Howard predeceasing Mary Louise Howard. The Will of Louise Todd Howard of record in Will Book 234, Page 69, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sarah Angela Graves. By Executor's Deed of record in Doc. No. 20000906-0088268, said Register's Office, subject property was conveyed to Sara Graves. Louise Todd Howard and Mary Louise Howard were one and the same person. Sarah Angela Graves and Sara Graves are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 92, said Register's Office.

This is improved property, known as: 3626 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2003.

Sara Graves

Sara Graves

State of TENNESSEE
County of DAVIDSON

On this 14th day of March, 2003 , before me the undersigned authority, personally appeared Sara Graves, 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 the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

Sworn and subscribed before me this the 14th day of March, 2003

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE