Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/05/03 09:38 1pgs
Fees:13.00 Taxes:481.00

20030605-0077474

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF MAY, 2003.

Notary Public

My Commission Expires: 7/17/04

W. AARON FORTNER NOTARY PUBLIC AT LARGE (AFFIX SEAL) WILLIAMSON COUNTY, TENN.

Preparer's File #-03E0668

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard T. Akers and Kellee W. Akers	ABN AMRO Mortgage Group, Inc.	72-9-249
1021 Fairwin Avenue	2600 W. Big Beaver Road	
Nashville, Tennessee 37216	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD T. AKERS AND KELLEE W. AKERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of the Eskridge Subdivision of part of the W.B. Franklin Property as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Christian Properties, Inc. by Deed from Joe Jeans of record in Instrument No. 200305140065743, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is ( ) unimproved
(X) improved property known as **1021 Fairwin Avenue, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my/our hand(s) this **30th** day of **May**, **2003**:

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN II

Title: PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared VAN CHRISTIAN II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such PRESIDENT (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VAN CHRISTIAN II (Name), PRESIDENT (Title).

Witness my hand and official seal at BRENTWOOD, TN, this 30th day of May, 2003.

Notary Public

My Commission Expires: 7/17/04

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.