Box 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: May 30, 2005

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 26, 2005

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Begley	Greenpoint Mortgage Funding	082-03-0-489
(NAME)	(NAME)	
926 North 5th Street	P.O. Box 195005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSIE P. AKINS, ILERYA E. AKINS AND YOLANDA E. MADRY, THE ONLY HEIRS-AT-LAW OF JOHN T. AKINS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell Begley, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the south 47 feet of Lot No. 16 in Sharpe and Crutchers Addition to East Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 47 feet on the west side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed John Akins, an unmarried person, by deed of record as Instrument No. 200201310013849, said Register's Office. The said John Akins having since died.

This is not the principal residence of the Grantors.

unimproved ☐

This is improved ☒ property, known as 926 North 5th Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 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 my hand this 28th day of August, 2003.

Davidson County DEEDWARR
Recvd: 10/08/03 13:34 2pgs
Fees:13.00 Taxes:259.00

20031008-0149475

Susie P. Akins

Ilerya E. Akins

Yolanda E. Madry by Susie P. Akins as Attorney in Fact

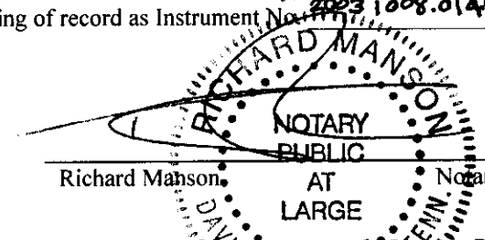
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this. 28th day of August, 2003.

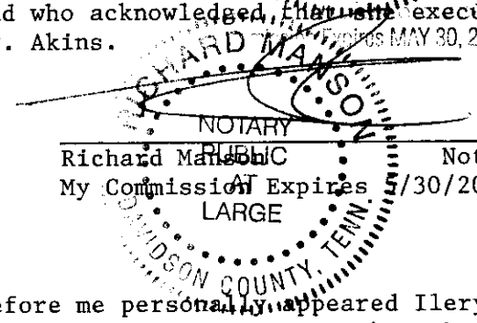
On this the 28th day of August, 2003, before me personally appeared Susie P. Akins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Yolanda E. Madry, and who acknowledged that he executed same as the free act and deed of said Yolanda E. Madry, by virtue of that Power of Attorney, duly executed by the said Yolanda E. Madry, and appearing of record as Instrument No. 20031008.0149474 Register's Office for Davidson County, Tennessee.

Commission expires: May 30, 2007



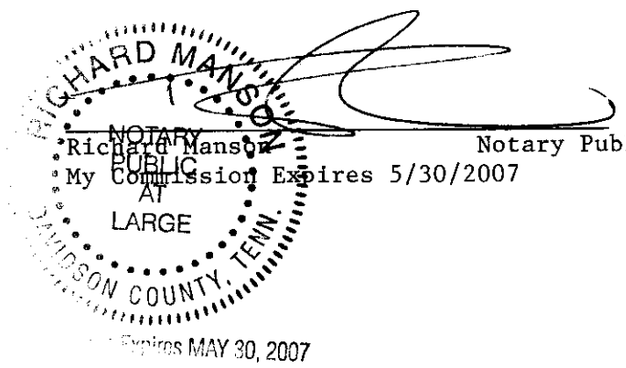
Richard Manson Notary Public

On this the 28th day of August, 2003, before me personally appeared Susie P. Akins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed of Susie P. Akins.



Richard Manson Notary Public
My Commission Expires 5/30/2007

On this the 28th day of August, 2003, before me personally appeared Ilerya E. Akins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as the free act and deed of Ilerya E. Akins.



Richard Manson Notary Public
My Commission Expires 5/30/2007