File #200450018

Davidson County DEEDWARR
Recvd: 03/01/04 14:27 2pgs
Fees:13.00 Taxes:565.73

20040301-0023030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Guardianship and Trusts Corporation, Trustee of the Eliezer Robinson Special Needs Trust | OWNER<br>The Guardianship and Trusts Corporation<br>501 Union St., Suite 404<br>Nashville, TN 37219 | Map: 75-8-205 |
| (NAME)<br>718 Dutchmans Court | (NAME) | |
| (ADDRESS)<br>Hermitage TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, **JAMES A. AKIN AND WIFE, JUDY C. AKIN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **THE GUARDIANSHIP AND TRUSTS CORPORATION, TRUSTEE OF THE ELIEZER ROBINSON SPECIAL NEEDS TRUST**, hereinafter called the GRANTEE, its successors 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 all of Lot No. 190, on the Plan of Section 3, Highlands of Tulip Grove, as shown by plat appearing of record in Plat Book 4675, Page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James A. Akin and wife, Judy C. Akin by Warranty Deed dated April 6, 1977 of record in Book 5132, Page 87, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4849, Page 767, amended in Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 327 and Book 6017, Page 179; any and all matters shown on plat of record in Plat Book 4675, Page 140; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 718 Dutchmans Court, Hermitage, TN 37076
(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 GRANTEE, its successors and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 27th day of February, 2004.

James A. Akin

Judy C. Akin

STATE OF Tennessee

COUNTY OF Davidson

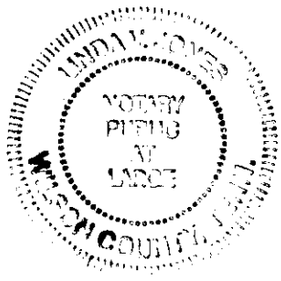
Before me, the undersigned Notary Public, personally appeared James A. Akin and wife, Judy C. Akin who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076