WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/04 12:58 2pgs
Fees:13.00 Taxes:259.00

20040726-0089016

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 20TH DAY OF JULY, 2004.

Notary Public BYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005

(AFFIX SEAL)

BYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
STEVEN B. AKERS	FIRST HORIZON HOME LOAN CORP. D/B/A FIRST TENNESSEE HOME LOANS	91-11-145
(NAME)	(NAME)	
5206 INDIANA AVENUE	P.O. BOX 7481	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	SPRINGFIELD, OH 45501	
(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, **MINNIE PEARL ARNETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN B. AKERS AND WIFE, KIMBERLY A. AKERS**, 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 LOTS NOS. 1113 & 1115, BLOCK 160, PLAN NO.1 WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND TOGETHER FRONT 50 FEET ON THE NORTH SIDE OF INDIANA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

BEING THE SAME PROPERTY CONVEYED TO BAXTER ARNETT AND WIFE MINNIE PEARL ARNETT BY WARRANTY DEED FROM RICHARD B. NALL AND WIFE PEGGIE MARIE NALL OF RECORD IN BOOK 3284, PAGE 147 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE BAXTER ARNETT HAVING SINCE DIED IS SURVIVED BY WIFE, MINNIE PEARL ARNETT.

unimproved ☐

This is improved ☒ property, known as 5206 INDIANA AVENUE, NASHVILLE, TN 37209

(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 20th day of July, 2004.

Minnie Pearl Arnett

MINNIE PEARL ARNETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Minnie Pearl Arnett** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and Official seal at Nashville, Tennessee, this 20th day of July, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public