THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23149-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $798,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Jason David Hickey 3626 Central Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.05-0 Parcel No. 297.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walton C. Akers and husband, William M. Akers**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason David Hickey, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3626 Central Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2004.

Walton C. Akers by Frances McWhirter, Attorney-in-Fact

Walton C. Akers
By Frances McWhirter, Attorney-in-Fact

William M. Akers by Frances McWhirter, Attorney-in-Fact

William M. Akers
By Frances McWhirter, Attorney-in-Fact

State of Tennessee, County of Davidson SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Frances McWhirter, 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 on behalf of Walton C. Akers and William M. Akers as their Attorney-In-Fact, as the free and and deed of the within named Walton C. Akers and William M. Akers.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2004.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/16/04 12:21 2pgs
Fees:13.00 Taxes:2952.60

20040816-0098757

EXHIBIT "A"

Being Lot No. 242, and the easterly 9.1 feet of Lot No. 241 in Division B on the Plat of the Richland Realty Company's Subdivision, of record in Book 332, page 92, Register's Office for Davidson County, Tennesse.

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 Walton C. Akers and spouse, William M. Akers, by deed dated March 14, 2003 from Sara Graves, unmarried of record in Instrument No. 20030319-003664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 92, Register's Office for Davidson County, Tennessee.