FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/02/04 08:21 2pgs
Fees:13.00 Taxes:621.60
20040902-0106118

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nelson K. Akoto	Union Planters Bank	Map 049
5243 Buena Vista Pike	7130 Goodlett Farms Parkway	Group 00-0
Nashville, TN 37218	Cordova, TN 38016	Parcel 065.00

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, we

Rufus S. Stanton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nelson K. Akoto, 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 the 13th Civil District of said County and State, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, October 6, 1958, as follows:

BEGINNING at a point on the westerly margin of Buena Vista Pike, South 12 degrees 30 minutes east 500 feet from the southeast corner of the property conveyed to the Third Baptist Church, by deed from David A. Wheatley and wife, of record in Book 2879, page 455, Register's Office for said County; thence westwardly 439.2 feet; thence South 7 degrees 30 minutes east 200 feet; thence eastwardly 456.6 feet to the westerly margin of said pike; thence with same north 12 degrees 30 minutes west 200 feet to the beginning.

Being the same property conveyed to Rufus S. Staton by Quitclaim Deed from Faye E. Stanton, of record in Instrument 200206170073313, said Register's Office. See also Warranty Deed of record in Book 8087, Page 186, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3031, Page 413, said Register's Office.

This conveyance is subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer Easement of record in Book 7767, Page 525, said Register's Office.

Power of Attorney of record in Instrument 20040902-0106117, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5243 Buena Vista Pike, Nashville, TN 37218

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 31st day of August, 2004.

Rufus S. Stanton
Rufus S. Stanton
By: Karen C. Neal, Attorney-in-Fact by Karen C. Neal attyin fact

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, Karen C. Neal, 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 Rufus S. Stanton as his Attorney in Fact, as the free act and deed of the within named Rufus S. Stanton.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2004.

My Commission Expires: 3/31/07

Notary Public

