04- 2093

WARRANTY DEED

SABRINA A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires JUNE 5, 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & return to
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Scott (NAME)	Concorde Acceptance Corporation (NAME)	MAP 071-160-03200
712 Crockett Street (ADDRESS)	7929 Brookriver Drive Ste. 500 (ADDRESS)	PARCEL 03200 AND
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75247 Ln # 97673 (CITY) (STATE) (ZIP)	PARCEL 433

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, Estate of John T. Akins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Scott Unmarried man

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:

Property located at 712 Crovckett Street, Nashville, Davidson County, Tennessee 37207 AND:

Being Lot No. 7 of the Resubdivision of Lots 7A and 7B zone Lot Division of Lot 7 and a portion of Lots 6 and 8 of the subdivsion of Lots 4 and 5, A.B. Spains Lischey Gardens, a plat of which is recorded in Instrument No. 20040818-0099852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Akins by deed dated 08/30/00, from Laverne T. Wright, filed for record on 09/01/00, in Instrument No. 20000901-0087008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Akins by deed dated 08/30/00, from Laverne T. Wright, filed for record on 09/07/00, in Book Instrument No. 20000907-0088548, Register's Office for Davidson County, Tennessee.

See affidavit of Heirships 20041022-0127363*

This conveyance is subject to: (1) all matters on plan of record in Book 332, page 5, amended in Book 6200, page 410, and replatted in Instrument No. 20040818-009852, said Register's Office including any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

*20041022-0127370

Davidson County DEEDWARR
Recvd: 10/22/04 13:29 2pgs
Fees:13.00 Taxes:316.35

20041022-0127372

unimproved ( )
This is improved (X) property, known as 712 Crockett Street, Nashville, Tennessee 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 7th day of October 2004

Estate of John T. Akins
By: Jessie D. Akins
Glenda E. Mosley, Jessie D. Akins, Attorney-in-Fact,
D. Ray L. Akins

State: Tennessee
County Of: Davidson

Personally appeared before me, this undersigned, a Notary Republic in and for said County and State, Susie P. Akins, the within named bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that ~~S~~he executed the within instrument for the purposes ~~therein~~ contained.

WITNESS my hand and official seal at office the 1st, day of October, 2004.

SABRINA A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires JUNE 5, 2007

Notary Republic

State: Tennessee
County Of: Davidson

Personally appeared before me, this undersigned, a Notary Republic in and for said County and State, Ilenya E Akins, the within named bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that (he) executed the within instrument for the purposes ~~therein~~ contained.

WITNESS my hand and official seal at office the 1st, day of October, 2004.

SABRINA A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires JUNE 5, 2007

Notary Republic

State of Tennessee
County of Davidson

On this 1st day of October, 2004 before me personally appeared Susie P. Akins, to me known to by the person who executed on behalf of Uplandar Madrix, as Attorney in Fact and who acknowledged that he/she executed the same as the free act and deed of the said Uplandar Madrix.

Notary Public

SABRINA A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires JUNE 5, 2007