Davidson County DEEDWARR
Recvd: 12/20/04 15:37 2pgs
Fees:13.00 Taxes:203.50
20041220-0151245

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ernesto Schiratti	New Owner	Map 94-2
5301 Nevada Avenue		Parcel 112
Nashville, TN 37209		
		12159 26b

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Herman Akins and wife, Dorothy Mai Akins** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Ernesto Schiratti, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 121 in the United Electric Railway's Addition to East Nashville, a plan of which is of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the north side of Eastside, formerly Ashworth Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Herman Akins and wife, Dorothy Mai Akins, by deed of record in Book 4910, page 107, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Book 161, page 8, said Register's Office.

This is unimproved property commonly known as 1803 Eastside Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of December, 2004.

James Herman Akins

James Herman Akins

Dorothy Mai Akins

Dorothy Mai Akins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of December, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named James Herman Akins and wife, Dorothy Mai Akins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 2004.

Notary Public

My Commission Expires: 9/22/07