THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 01/27/05 12:53 2 pgs
Fees:13.00 Taxes:906.50
20050127-0010173

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
JAMES E. MALONE 4002 Vailwood Road Nashville, TN 37215	SAME	11713005600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

James E. Malone
JAMES E. MALONE

SUBSCRIBED AND SWORN to before me, W. WARNER MCNEILLY III by JAMES E. MALONE this 27th day of January, 2005.

Notary Public

My Commission Expires: 9/24/05

W. WARNER McNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

FOR AND IN CONSIDERATION of the sum of Two Hundred and Forty-Five Thousand Dollars ($245,000.00), payable in cash of Thirty-Six Thousand Seven Hundred and Fifty Dollars ($36,750.00), the receipt of which is hereby acknowledged, and a promissory note of Two Hundred and Eight Thousand Two Hundred and Fifty Dollars ($208,250.00), the receipt of which is hereby acknowledged, JOSEPHINE H. AKINS, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto JAMES E. MALONE, hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Wallace Subdivision, Part Three, of record in Book 1130, page 82, Register's Office for said County.

Said Lot No. 5 fronts 100.2 feet on the easterly side of Vailwood Drive and runs back 196.4 feet on the northerly line and 197 feet on the southerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to W.T. Akins and wife, Josephine H. Akins, by Deed of record in Book 2042, Page 455, R.O.D.C. W.T. Akins predeceased Josephine H. Akins and his interest vested in her.

Said property is subject to:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to all matters shown on plat of record in Plat book 1130, page 82, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that she 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 for those matters shown above.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 27th day of January, 2005.

Josephine H. Akins
JOSEPHINE H. AKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, JOSEPHINE H. AKINS, the within named bargainor, 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, this 27th day of January, 2005.

NOTARY PUBLIC

My Commission Expires:

9/24/05

W. WARNER McNEILLY III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005