Return to: First Title and Escrow Company, Inc.
File Number 24112 Box 9B

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 04/27/05 16:02 3 pgs
Fees:18.00 Taxes:2510.45
20050427-0047131

File No.: **2120-795109**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of April, 2005**, by and between **Michael Green**, parties of the first part, and **Walton C. Akers and William M. Akers**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF ROYAL OAKS LAND COMPANY'S SUBDIVISION, RESUBDIVISION OF LOT 42 AND THE EAST 60 FEET OF LOT 41, OF RECORD IN BOOK 3106, PAGE 108, SAID REGISTER'S OFFICE.

SAID LOT NO. 2 FRONTS 127.6 FEET ON THE BROKEN SOUTHWESTERLY MARGIN OF LYNNWOOD BOULEVARD AND EXTENDS BACK 332.6 FEET ON THE BROKEN NORTHWESTERLY LINE AND 340.8 FEET ON THE SOUTHEASTERLY LINE TO ROYAL OAKS DRIVE IN THE REAR, MEASURING 120.7 FEET THEREON.

Being the same property conveyed to Michael Green from Thomas H. Mitchell, Jr. and spouse, Betty W. Mitchell, by virtue of Warranty Deed as recorded on 07/16/1996 in Book 10121, Page 832 in the Register's Office for Davidson County, Tennessee.

This property is not Homestead property as defined by Statute.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **116-11-0 094.01**

X Improved OR
Unimproved property located at: **323 Lynnwood Blvd., Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael Green

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Green** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of April, 2005.**

Brenda R. Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public Large Williamson County, Tennessee

****

Owner's Name: **Walton C. Akers**

and Address: ~~323 Lynnwood Blvd.~~ 1229 Vintage Place
~~Nashville, TN 37205~~ Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$678,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of April, 2005.**

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE