Return to: First Title and Escrow Company, Inc.
File Number 24770 Box 9B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas F. Akins	NEW OWNER	MAP 131-1D
5025 Hillsboro Pike #6-H		PARCEL 41
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jennifer J. Mayer and husband Jeffrey Breaux**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas F. Akins and wife, Carolyn D. Akins**

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 Davidson County, Tennessee, being Unit number 41 (also known as Apartment number 6H) on the plan of Georgetown Condominium Apartments, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jennifer J. Mayer by deed of record as instrument number 20030702-0091479, said Register's Office. Jeffrey Breaux, spouse of Jennifer J. Mayer, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All matters shown on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, said Register's Office; (3) Master Deed of record in Book 5211, page 325, as amended in Book 6079, page 516, said Register's Office; (4) By-Laws of The 5025 Hillsboro Homeowner's Association of record in Book 5211, page345, as amended in Book 6079, page 516 ; (5) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office; (6) Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7873, page 859, said Register's Office.

This is **(X)** IMPROVED property known as **5025 Hillsboro Pike #6-H, Nashville, TN 37215.**

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 our hands this the 11th day of October, 2005.

Jennifer J. Mayer

Jeffrey Breaux

Davidson County DEEDWARR
Recvd: 10/20/05 15:12 2 pgs
Fees:13.00 Taxes:554.63
20051020-0126807

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 **Jennifer J. Mayer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of October, 2005.

My Commission expires 1-26-09

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Jeffrey Breaux** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of October, 2005.

My Commission expires 1-26-09

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN