THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2005. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 24080-12-2005

Davidson County DEEDWARR
Recvd: 01/03/06 14:22 2 pgs
Fees:13.00 Taxes:629.00

20060103-0000670

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MAY 14, 2009

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert Copland and Deborah L. Copeland 5025 Hillsboro Pike Unit 6H Nashville, TN 37215	New Owners	Map No.131.01-0D Parcel No. 041.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas S. Akins and wife, Carolyn D. Akins** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Robert Copeland** and wife, **Deborah L. Copeland** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Pike Unit 6H, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2005.

Nicholas S. Akins

Carolyn D. Akins by AIF
Carolyn D. Akins
By Nicholas S. Akins, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, **Nicholas S. Akins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2005.

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/2008

My Commission Expires NOV. 25, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nicholas S. Akins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Carolyn D. Akins as her Attorney-In-Fact, and as the free act and deed of the within named Carolyn D. Akins

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of December 2005.

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/2006

My Commission Expires NOV. 25, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 41, also known as Apartment No. 6-H on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Nicholas S. Akins and wife, Carolyn D. Akins by deed from Jennifer J. Mayer and husband, Jeffrey Breaux, appearing as Instrument Number 20051020-0126807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of 5025 Hillsboro Homeowners' Association of record in Book 5233, page 459, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
6. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.