Davidson County DEEDWARR
Recvd: 04/05/06 09:55 2 pgs
Fees:13.00 Taxes:658.60
20060405-0038841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Sharon Nelson

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2006.

SHANNON PHILLIPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires: 7/21/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sharon Nelson and Terry Olin

7128 Bay Cove Trail
Nashville, Tennessee 37221

SEND TAX BILLS TO:
~~NEW OWNER~~
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL NUMBERS:

141-12-0-B-034.33-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Curtis Wayne Akers and wife, Clare Elizabeth Akers f/k/a Clare Elizabeth Davis** hereinafter referred to as Grantors, hereby transfers and conveys to **Sharon Nelson and Terry Olin,** wife and husband, hereinafter referred to as 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 Lot No. 64, on the Plan of Phase 2, Southampton, as of record in Plat Book 5200, Page 595, as amended in Plat Book 6150, Page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Curtis Wayne Akers, an unmarried person, and Clare Elizabeth Davis, an unmarried person, as tenants in common with right of survivorship, by Warranty Deed from Zane C. Bell and wife, Lauren P. Bell of record in Instrument No. 20021022-0129734, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 595, as amended in Plat Book 6150, Page 298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7128 Bay Cove Trail, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of March, 2006.

Curtis Wayne Akers

Clare Elizabeth Akers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Curtis Wayne Akers and Clare Elizabeth Akers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2006.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008