Box 19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

This document prepared by:	
Name:	
Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Cr.**
Address 2:	**Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 05/17/06 12:37 3 pgs
Fees:18.00 Taxes:795.50

20060517-0057802

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HELEN L. HARPER**, hereinafter referred to as "Collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **NICHOLAS S. AKINS AND WIFE, CAROLYN D. AKINS** hereinafter "Collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. D-46 ON THE PLAN OF THE HILLWOOD, AS OF RECORD IN PLAT BOOK 5200, PAGE 43 AND REVISED IN BOOK 6250, PAGE 503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO WILL T. HARPER AND WIFE, HELEN L. HARPER BY WARRANTY DEED OF WILLIAM A. FREY, III AND WIFE, NANCY A. FREY DATED OCTOBER 24, 1985 AND RECORDED OCTOBER 29, 1985 IN BOOK 6694, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILL T. HARPER HAVING SINCE DIED ON AUGUST 7TH, 1987.

Map Parcel Number: 103-14-A-46CO

This property is known as: 4500 Post Road, #D-46, Nashville, TN 37205

Subject to Restrictions of record in Book 5280, Page 464, Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606, Book 7822, Page 263; Charter of HOA of record in Book 5286, Page 122,All matters shown on the Plat of record in Book 5200, Page 43 and revised in Book 6250, Page 503, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15th day of May, 2006.

Helen L. Harper

Grantor
Helen L. Harper

STATE OF Tennessee

COUNTY OF Davidson

On this 15th day of May, 2006 before me personally appeared Helen L. Harper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIAM PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: W. Payne

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Helen L. Harper

Grantee(s) Name, Address, phone:
Nicholas S. Akins and Carolyn D. Akins
4500 Post Road, D-46
Nashville, TN 37205

SEND TAX STATEMENTS TO :
NEW OWNER

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$215,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of May 2006.

James L Harper
Affiant

James L. Harper
Type or Print Name

Notary Public

W. Davis
Type or Print Name



(Seal)

My commission expires:

My Commission Expires JAN. 20, 2009