Davidson County DEEDWARR
Recvd: 04/05/07 10:17 2 pg
Fees:13.00 Taxes:740.00

20070405-0040811

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2007.

NOTARY PUBLIC

My Commission expires: My Commission Expires May 22, 2010

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
Box 10-A

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC, 6213 Charlotte Pike, Ste. 200, Nashville, TN 37209

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeffrey P. Conners	SAME	Map 91
(NAME)	(NAME)	
4505 Elkins Avenue		Group 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		Parcel 77
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

LEE C. AKERS AND VICKIE P. AKERS, BOTH UNMARRIED

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY P. CONYERS, MARRIED

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 404 and the easterly 40 feet of Lot No. 406 of Block No. 19 in the Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's Office for said County.

Said westerly part of Lot No. 404 and the easterly part of Lot 406, fronts together 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue and extend back between parallel lines 180 feet to an alley.

Being the same property conveyed to LEE C. AKERS AND WIFE, VICKI P. AKERS, by deed from WALLACE EARL SIRIA AND WIFE, ANNETTE ARENDA SIRIA, of record in Book 6526, page 445, dated March 15, 1985, said Register's Office. The said Lee C. Akers and wife, Vickie P. Akers now being divorced by Final Divorce Decree of record in the Fourth Circuit for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2007 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 4505 Elkins Avenue, Nashville, TN 37209

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3rd day of April, 2007.

LEE C. AKERS

VICKIE P. AKERS

ACKNOWLEDGEMENT:

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LEE C. AKERS AND VICKIE P. AKERS, BOTH UNMARRIED**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of April 2007.

My commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public