THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26733-06-2007** **Record & Return To:** **Windmill Title** **201 Seaboard Lane** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $598,000.00. Walton Caldwell Akers Affiant Subscribed and sworn to before me this 2nd day of July, 2007. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jerry Martin, Cynthia A. Ragan 190 Kenner Avenue Nashville, TN 37205	**Send Tax Bills To:** Synovus Mortgage Corporation 2204 Lakeshore Drive, Suite 235 Birmingham, AL 35206	**Tax Information:** Map and Parcel No.: 116040036.01

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, **Walton Caldwell Akers and husband, William M. Akers**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald E. Martin and Cynthia Ragan, Husband and Wife,** ("Grantee"), its 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 190 Kenner Avenue, Nashville, TN 37205

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 2nd day of July, 2007.

Walton Caldwell Akers
Walton Caldwell Akers

William M. Akers
William M. Akers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Walton Caldwell Akers and William M. Akers**, 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 2nd day of July, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/03/07 10:59 2 pgs
Fees:13.00 Taxes:2212.60

20070703-0079340

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 26, on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, page 100, and being designated as Lot B on the Map of a Resubdivision of Lot No. 26, Kenner Manor, as shown on the plan of record in Plat Book 3106, page 60, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 133 feet on the northerly line and 130 feet on the southerly line to the westerly line of a 10 foot reserved strip on which it measures 50.08 feet.

Being the same property conveyed to Walton Caldwell Akers and husband, William M. Akers by deed dated July 28, 1995 from Brian W. Diller and wife, Whitney Clay Diller of record in Book 9750, page 696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3106, page 60, Register's Office for Davidson County, Tennessee.