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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2007.

Notary Public

My Commission Expires: 5/24/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 08/21/07 11:02 2 pgs
Fees:13.00 Taxes:2304.73
20070821-0100008

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wendell Akers and Paige Akers, husband and wife

904 Buford Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

P/O 132-01-0-061.00

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, West End Homes, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Wendell Akers and Paige Akers, husband and wife, 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 Unit 1 of Buford Place created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 1424, Page 98 & 99, as established under Master Deed of record in , Instrument No. 20070730-0089779 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to West End Homes, LLC, a Tennessee limited liability company by Warranty Deed from Gel Investments, G.P., a Tennessee General Partnership, of record in Instrument No. 20061103-0136849, Register's Office for Williamson County, Tennessee, dated October 31, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1424, Page 98 & 99, Register's Office of said County.

Easement as shown of record in Deed Book 4099, Page 403, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20070730-0089779, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record Instrument No. 20070730-730-0089785 in the 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 2007, 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 904 Buford Place, Nashville, TN 37215.

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 July, 2007.

West End Homes, LLC

By: _____
Donald R. Barrett, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Donald R. Barrett, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of West End Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 31st day of July, 2007.

_____
Notary Public

My Commission Expires: 9-19-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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