Realty Title
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/07 12:20 2 pgs
Fees:13.00 Taxes:268.25
20070926-0114777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 72,500.00

Pamela Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of September, 2007

Karen Colvett
Notary Public

MY COMMISSION EXPIRES: 7-24-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Karnes	E-loan, Inc.	MAP 82-08 PARCEL 185
(NAME) 714 Myrtle Street	(NAME) 6230 Stoneridge Mall Road	
(ADDRESS) Nashville, TN, 37206	(ADDRESS) Pleasanton, CA 94588	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I Andrew Akin, unmarried HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Karnes, HEREINAFTER CALLED THE GRANTEE(S), 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. 192 on the Map of P.O. Beasley's McFerrin Addition, as of record in Book 57, page 136, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to John T. Akins and Andrew Akin by Will of Thomas E. Akin, deceased, of record in Book 7035, page 225, Register's Office for Davidson County, Tennessee. Further, the said Christine Akin, widow of Thomas Akin, pursuant to Court Decree, dated May 23, 1988, Docket #79342, Probate Court of Davidson Count, Tennessee, Quitclaims her interest in said property to John Akins and Andrew Akin in Book 7629, page 555, said Register's Office, dated July 12, 1988. And further being the same property conveyed to Andrew Akin by Quitclaim deed from Susie P. Akins, Ilerya E. Akins and Yolanda E. Madry, Heirs-at-Law of John T. Akins, deceased of record in Instrument 200411230140138, said Register's Office, dated October 25, 2004.

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 we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our 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.

This is improved property known as: 714 Myrtle Street, Nashville, TN 37206

Witness my/our hand(s) this 21st day of September, 2007.

Andrew Akin, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Andrew Akin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **21st day of September, 2007.**

Notary Public

My Commission Expires: **My Commission Exp. Jan. 26, 2008**

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203