THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27193-11-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00 Affiant Subscribed and sworn to before me this 17th day of December, 2007. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Gloria Napier Grant, Trustee 323 Lynnwood Blvd. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11611009401

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 C. Akers and husband, William M. Akers**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gloria Napier Grant, Trustee of the Gloria Napier Grant Revocable Living Trust with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("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 323 Lynnwood Blvd., 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 17th day of December, 2007.

Walton C. Akers

Walton C. Akers

William M. Akers

William M. Akers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Walton C. 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 17th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/21/07 15:44 2 pgs
Fees:13.00 Taxes:6290.00

20071221-0146770

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Royal Oaks Land Company's Subdivision, resubdivision of Lot 42 and the east 60 feet of Lot 41, of record in Book 3106, page 108, said Register's Office.

Said Lot No. 2 fronts 127.6 feet on the broken southwesterly margin of Lynnwood Boulevard and extends back 332.6 feet on the broken northwesterly line and 340.8 feet on the southeasterly line to Royal Oaks Drive in the rear, measuring 120.7 feet thereon.

Being the same property conveyed to Walton C. Akers and William M. Akers by Warranty Deed dated April 15, 2005 from Michael Green of record in Instrument No. 20050427-0047131, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 3106, page 108, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5808, page 647, Register's Office for Davidson County, Tennessee.