FILE NO. SP45574
FILE BOX "7 "

Davidson County DEEDWARR
Recvd: 01/07/08 14:56 2 pgs
Fees:13.00 Taxes:1665.00
20080107-0001933

[Space Above For Register's Office Use]

Warranty Deed

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Number:
		Map:
Edith W. Simpkins	Franklin American Mortgage Company	116-04-A
		Parcel:
3900 Woodlawn Drive	501 Corporate Center Drive, Suite 400	001.00
Nashville, TN 37205-1934	Franklin, TN 37067	7DA-91984

For and in Consideration of the sum of **$450,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Sheila P. Akin, a married person

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

Edith W. Simpkins

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 1** on the plan of **Clayton Place Condominiums** as setforth in and established by the **Master Deed as of record at Book 6955, page 27,** Register's Office for said County, and as shown on the plan as "Exhibit B" to said Master Deed, and to said Master Deed and plan reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, appliances, wall coverings, floor coverings or carpets, and/or other improvements therein, and the undivided interest in the General and Limited Common Elements appurtenant thereto, all herein referred to as the "Property".

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20000301-0020140 said Register's Office.

This conveyance is subject to 2008 property taxes that have been prorated this date and the grantee assumes in full (subject to any required re-proration in the event actual 2008 taxes are not equal to the amount used for this closing proration), and to said Master Deed (with the exhibits thereto) at Book 6955, page 27, and the Charter of Clayton Place Homeowners' Association, Inc. at Book 6968, page 66 both said Register's Office.

Grantor further acknowledges that while the property is identified as and a part of an established "horizontal property regime" (condominium), subject to said Master Deed and Charter, there has been no formal activity of the same since grantor has owned this property (and as indicated in deed from prior owner at Instrument 20000301-0020135 said Register's Office). There has been no demand made or payment required for usual homeowners' dues; no demand made or performance required in the activity of any General or Limited Common Elements (other than the sole activity of the respective unit owners for their respective unit); no meetings called or conducted of the homeowners' association; and, no otherwise collective activity between the two units of this condominium regime.

While this property IS NOT the primary residence of the grantor, no separate Homestead Declaration has been filed and therefore her spouse, Bill Akin, joins herein to convey any and all right, title, and/or interest he has or may have in the herein described property by virtue of his marital status with said Grantor but no further or otherwise and expressly without any warranties whatsoever.

This is **IMPROVED** property known as: **3900 Woodlawn Drive, Nashville, TN 37205-1934**

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on **January 7, 2008**.

Sheila P. Akin

Bill Akin

STATE OF TENNESSEE ~ COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$450,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **January 7, 2008**

My Commission Expires: 5/22/10

Notary Public

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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 **Sheila P. Akin and husband, Bill Akin,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **January 7, 2008**.

My Commission Expires: 08-23-2011

Notary Public

MARBUT GLENN GASTON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143