THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1817

Property Address: 655 Devon Drive, Nashville, TN 37220

Davidson County DEEDWARR
Recvd: 10/10/08 10:21 2 pgs
Fees:13.00 Taxes:917.60
20081010-0102713

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William J. Akers, Trustee and Billie Faye Akers, Trustee, Both Trustees under the William J. Akers and Billie Faye Akers Trust Agreement dated June 6, 1990** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Anthony J. Woods and Angela M. Woods, Husband and Wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 102 on the Plan of Haileywood Estates, Section VI, of record in Book 2331, Page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 113.1 feet on the easterly side of Devon Drive and runs back 201.2 feet on the northerly line and 228 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 81.4 feet.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Book 2331, Page 158, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from John W. Ewing, Trustee, dated June 4, 2008, and recorded June 5, 2008, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20080605-0057843.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BFA

WITNESS Grantors' hands this 8th day of October, 2008.

X _____, Trustee {Seal}
William J. Akers, Trustee

X _____, Trustee {Seal}
Billie Faye Akers, Trustee

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 8th day of October, 2008, before me the undersigned officer, personally appeared William J. Akers, Trustee and Billie Faye Akers, Trustee, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Grantees' Name, Address, Phone:
Anthony J. Woods and Angela M. Woods
655 Devon Drive
Nashville, TN 37220

Map and Parcel No.: 146-15-0-070.00

SEND TAX STATEMENTS TO:
Bank of America
P.O. Box 1675
Coraopolis, PA 15108

State of Tennessee
County of Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 8th day of October, 2008.

_____
Notary Public
My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds