Davidson County DEEDWARR
Recvd: 12/11/08 14:50 2 pgs
Fees:13.00 Taxes:799.20

20081211-0119498

THIS INSTRUMENT PREPARED BY: **MARK H. WESTLAKE** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick St., Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $216,000.00. Marcia Akers **Affiant** Subscribed and sworn to before me, this 5th day of Nov., 2008. Leslie Monchief Notary Public My Commission Expires: March 20, 2010 LESLIE MONCHIEF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andrew Miller Akers, Andrew Miller Akers, Jr., and Sarah Akers 248 Harding Place Nashville, TN 37205	Same	130-1/140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCIA CHLOE AKERS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANDREW MILLER AKERS, ANDREW MILLER AKERS, JR.,** and **SARAH AKERS**, equally as tenants-in-common, hereinafter called the Grantees, their heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 19 and 20 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 431, Page 94, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 19 and 20 front together 120 feet on the northeasterly side of Westover Drive, now Harding lace and run back between lines 210 feet to a dead line.

Being the same property conveyed to ANDREW MILLER AKERS and MARCIA CHLOE AKERS by deed of record in Book No. 7846, Page 155 in the Register of Deeds Office for Davidson County, Tennessee.

This conveyance is in exchange for the conveyance to MARCIA CHLOE AKERS by ANDREW MILLER AKERS and ANDREW MILLER AKERS, JR., and SARAH AKERS of all their right, title and interest in and to property located at 4002 Sweet Home Road, Chapmansboro, Cheatham County, Tennessee.

TO HAVE AND TO HOLD the certain tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I covenant with the Grantees that I am lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of November, 2008.

Marcia Chloe Akers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marcia Chloe Akers,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2008.

Notary Public

My Commission Expires: 3/30/2010

LESLEY MONCIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March

357442.1/2003970