WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ Ten ($10.00) -- DOLLARS

cash in hand paid etc, and the assumption of an agreement to pay a balance of $1130.00 on a loan held against the property herein conveyed by Jessie A. Dickens and William F. Dickens and payable in monthly installments due on the 26th of each month in the amount of $20.00 plus 6% interest from date.

We Jessie A. Dickens and husband William F. Dickens, have bargained and sold, and by these presents do transfer and convey unto the said Lonnie Ray Atkinson and wife Mary Sue Atkinson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Map of the Subdivision of the lands of Mary R. Brown Heirs, as of record in Book 314, pages 540 and 541 of the Register's Office for said County, described according to an unrecorded survey made by Lewis D. Justice, Surveyor, August 16, 1944, as follows:
Beginning on the northeasterly margin of Whites Creek Pike at a point 158 feet southeast of the southerly margin of an unnamed street, said point being 46.7 feet southeastwardly from the southwest corner of the property conveyed to Maurice Berkovitz and wife by deed from Joe Kornman and wife of record in book 1302, page 92, said Registers Office; thence southeastwardly, with the northeasterly martin of said pike 62 feet to the northerly margin of an alley; thencewwith the northerly margin of said alley eastwardly 15 feet to the corner of Lots 17 and 16 on said plan; thence with the line between said lots northwardly 91 feet to a point in said line, which point is 79 feet southerly from the northeasterly corner of Lot 18 on said plan, the southerly corner of said unnamed street at an intersection with another unnamed street; thence southwesterly so feet to the point of beginning.
Being the same property conveyed to Jessie A. Dickens and husband, William F. Dickens, by deed from Joe Kornman of record in Book 1396, page 92 Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jessie A. Dickens and husband William F. Dickens heirs and assigns, forever.

And we do covenant with the said Lonnie Ray Atkinson and wife Mary Sue Atkinson that they lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Jessie A. Dickens and husband William F. Dickens do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie Ray Atkinson, and wife Mary Sur Atkinson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 4th day of ~~December~~ Jan, 1949.

William F. Dickens
Jessie A Dickens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wade H Shouter, a Notary Public in and for said County and State, the within named Jessie A Dickens and Husband William F. Dickens the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of ~~December~~ January, 1949.

Wade H Shouter
Notary Public

Commission expires
My Commission Expires July 3, 1949