This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4440 PAGE 348

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis M. Atkins, et ux.	Lovell & Malone, Inc.	Map 73-1
(NAME)	(NAME)	Par. 112
2730 Bobby Avenue	Parkway Towers	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100ths ($10.00) ---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged and the assumption of an indebtedness, which is secured by a deed of trust of record in Book 3684, page 511, and the further assumption of an indebtedness, which is secured by a deed of trust of record in Book _____, page _____, both references are to the Register's Office, Davidson County, Tennessee,

We, JAMES R. JOHNSON and wife, MELBA ANN JOHNSON, *have bargained and sold, and by these presents do transfer and convey unto the said* CURTIS M. ATKINS and wife, MARY SUE ATKINS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Happy Valley, Section C, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the southerly margin of Bobby Avenue at a point 775 feet, more or less, east of the easterly margin of Cooper Lane, said point being the corner of Lots No. 47 and 48; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 100 feet to the corner of Lots No. 48 and 49; thence with the line between said two lots, northwardly 140 feet to the southerly margin of said Avenue; thence with said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to grantors by deed of record in Book 4219, page 719, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 2730 (House Number) Bobby Avenue (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CURTIS M. ATKINS and wife, MARY SUE ATKINS, their *heirs and assigns, forever.*

And we *do covenant with the 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,* except as above set out.

And we, the grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 7th *day of* August, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Johnson

Melba Ann Johnson

BOOK 4440 PAGE 349

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Johnson and wife, Melba Ann Johnson,

the within named bargainor S, 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 7th day of August, 19 70

Commission expires May 22, 1971

Notary Public

ROY H. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 22, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ...self to be... of the ..., the within named bargainor, a corporation, and that ...he as such..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...self as...

Witness my hand and seal, at office in ..., this ...day of ..., 19...

Commission expires ...

Notary Public

AUG 21 70 CONV 11,000.00
AUG 21 70 S TAX A* 28.60
AUG 21 70 ~~PR FEE~~ A* .50
AUG 21 70 W DEED A* 3.00 * 32.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value or consideration of this transaction is $ 11,000.00.

Affiant

Sworn to and subscribed before me this 7th day of August, 1970.

Notary Public

My commission expires Sept. 11, 1963

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM JAMES R. JOHNSON, ET UX.

TO CURTIS M. ATKINS, ET UX.

A87681

IDENTIF. REFERENCE

AUG 21 3 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to: Thomas E. Stewart
4705 Sutton Rd
Nashville, Tenn 37211