This Instrument Was Prepared By

Lowry W. Pedigo (ME)

Of The Law Firm Pedigo & Sanders

Stahlman Building, Nashville, Tennessee

BOOK 4697 PAGE 588

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert S. Atkinson et ux.	Fidelity Federal Savings & Loan Assn.	
(NAME) 401 Lynwood Boulevard	(NAME) 401 Union Street	116-11-97
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ----------

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cash in hand paid by Robert S. Atkinson and wife, Sue Atkinson, and other good *Dollars,* and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, the said Robert S. Atkinson and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $37,500.00 secured by deed of trust of record in book 4430, page 9, Register's Office for Davidson County, Tennessee,

We, James H. Henry and wife, Glyn C. Henry,

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert S. Atkinson and wife, Sue Atkinson, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being parts of lots Nos. 45, 46, 53 and 54, on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, described as follows:
Beginning on the westerly margin of Lynwood Boulevard at the northeast corner of the property conveyed to C. Gordon Peerman, Jr. and wife, by deed from M. D. Miller and wife, of record in book 3371, page 232, said Register's Office; thence with the westerly margin of said Boulevard, northwardly 197.25 feet to the southeast corner of the property conveyed to Margaret T. Ridings by deed from Third National Bank, Trustee, of record in book 1280, page 34, said Register's Office; thence with Ridings' southerly line westwardly 423.5 feet to the easterly margin of Royal Oaks Avenue, not opened; thence with said Avenue southwardly 129.99 feet to the northwest corner of the Peerman property; thence with the northerly line of said property, eastwardly 408.5 feet, more or less, to the beginning.
Being the same property conveyed to James H. Henry and wife, Glyn C. Henry, by deed from Mary F. Cornelius, a widow, of record in book 4430, page 5, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 10th day of April 1973

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 401 Lynwood Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Robert S. Atkinson and wife, Sue Atkinson, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert S. Atkinson and wife, Sue Atkinson, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 6th *day of* April, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Henry

Glyn C. Henry

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Dixon, a Notary Public in and for said County and State, James H. Henry and wife, Glyn C. Henry, Davidson, Tennessee

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 9 day of April, 19 73

Mary L. Dixon Notary Public

Commission expires 8/11/73

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.....

..... Notary Public

Commission expires .....

APR 11 75 CONV 53,000.00
APR 11 75 S'TAX A* 137.80
APR 11 75 PR'FEE A* .50
APR 11 75 W'DEED A* 4.00 * 142.30

RECORDER'S MEMO:
Legibility or Writing, Typing or Printing in This Document Unsatisfactory, When Received.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG. 21626
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
James H. Henry et ux.

TO
Robert S. Atkinson et ux.

C 0 2 1 1 8

IDENTIF. REFERENCE

APR 11 2 51 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE