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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hunter Atkins et ux	First Federal Savings	116-14,
(NAME) 211 Paddock Lane	(NAME) 236 4th Ave. No.	Parcel 53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Joanne B. Ewing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Hunter Atkins and wife, Leigh Z. Atkins

HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos. 19 and 20 as shown on the Map of Belle Meade Subdivision, as of record in Book 1130, page 3, Register's Office for said County.

Said Lots Nos. 19 and 20 front together 120 feet on the southerly side of Paddock Lane and run back between parallel lines 155 feet to a dead line.

Being the same property conveyed to William J. Elliston, Jr. and wife, Joanne B. Elliston, by deed from James C. Ward, Jr. and wife, of record in Book 2995, page 581, Register's Office for Davidson County, Tennessee, and the interest of William J. Elliston, Jr. was vested in Joanne B. Elliston, now Ewing, by decree entered in Minute 23A, page 59, Probate Court for said County, and recorded in Book 4931, page 993, Register's Office for said County. The said Joanne B. Elliston being one and the same person as Joanne B. Ewing and Joanne Bibb Ewing.

The above described tract of land is conveyed expressly subject to:

1. Taxes for the year 1975, which have been prorated, and payment thereof is expressly assumed by Grantees;

2. Easement for water main, if any, as set out in the agreement between Nashville Water Company, Inc. and Meredith Caldwell, Trustee, of record in Book 1105, page 73, Register's Office for Davidson County, Tennessee.

3. Five-foot easement for public utilities along the southerly line of premises, and 30-foot building setback line from Paddock Lane, as shown on plan in Book 1130, page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 211 (House Number) Paddock Lane (Street) Nashville, Tenn. (P. O. Address) 37205 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of August, 1975

Joanne Bibb Ewing

STATE OF Tennessee)

COUNTY OF Davidson)

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Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Joanne B. Ewing, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 1st day of August, 19 75

Commission Expires: 8-1-77

V. L. Baldyga
Notary Public

L. E. A. - U.S.A. NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM JOANNE B. EWING

TO JAMES HUNTER ATKINS and WIFE, LEIGH Z. ATKINS

D 10569

IDENTIF. REFERENCE

AUG 11 2 51 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG 11 75	CONV	38,000.00			
AUG 11 75	STAX		A*	98.80	
AUG 11 75	PBFEE		A*	.50	
AUG 11 75	WDEED		A*	4.00	* 103.30

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 38,000.00

Subscribed and sworn to before me this 1st day of August, 1975

James Hunter Atkins Leigh Atkins

My Commission Expires: 1-17-77

Notary Public