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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1976

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert James Atkin, Jr. (NAME)	Schumacher Mortgage Company, Inc. (NAME)	150-1-191
473 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER)	Clark Tower, 5100 Poplar Avenue (STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (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, Gilford K. Towery and wife, Sandra W. Towery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert James Atkin, Jr., and wife, Trudy H. Atkin

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 Lot No. 157 on the Plan of Edge-O-Lake Estates, Section VIII, as of record in Book 3700, page 101, Register's Office for said County.

SAID Lot fronts 85 feet on the northwesterly side of Clearwater Drive and extends back 168.15 feet on the northeasterly line, 170.87 feet on the southwesterly line to a dead line and measures 74.39 feet thereon.

BEING the same property conveyed to Gilford K. Towery and wife, Sandra W. Towery by deed from James T. White and wife, Mary P. White, of record in Book 4524, page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4076, page 565, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( ) This is improved (XX) property, known as 473 Clearwater Drive, Nashville, Tenenssee 37217
(House Number) (Street) (P. O. Address) (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 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 our hand s this 12th day of February, 1976

GILFORD K. TOWERY SANDRA W. TOWERY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilford K. Towery et ux Sandra W. Towery

the 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 12th day of February, 1976.

Commission expires 11-7-79

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
GILFORD K. TOWERY ET UX

SANDRA W. TOWERY

TO
ROBERT JAMES ATKIN, JR.,

ET UX Trudy H.

D 36395

IDENTIF. REFERENCE

FEB 18 8 54 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB18'76	CONV	29,500.00			
FEB18'76	S TAX		B*	76.70	
FEB18'76	PR FEE		B*	.50	
FEB18'76	W DEED		B*	4.00	* 81.20