This instrument prepared by: Thomas E. Stewart, Attorney at Law
223 Madison Street
Madison, TN 37115 BOOK 5035 PAGE 13

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DON ATKINS, ET UX (NAME)	Same As Above (NAME)	Map 73-1
2730 Bobby Ave (STREET ADDRESS OR ROUTE NUMBER)	4014 James Robertson Pkwy (STREET ADDRESS)	Par 112
Nashville 37216 Tenn (CITY) (P. O. ZONE) (STATE)	Nashville 37219 Tenn (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable consideration, 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, Register's Office for Davidson County, Tennessee, and any other indebtedness against said property

CURTIS M. ATKINS AND WIFE, MARY SUE ATKINS, hereinafter referred to as Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said DON ATKINS AND WIFE, SANDRA ATKINS, hereinafter referred to as Grantees,

their

certain real estate in Davidson County, Tennessee, as follows: (successors), heirs and assigns,

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 Curtis M. Atkins and wife, Mary Sue Atkins, of record in Book 4440, page 348, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 15,610.00
Subscribed and sworn to before me, this the 6th day of December 1976
Affiant
My commission expires: 2/23/78 (Affix Seal)
Notary Public

This is unimproved ( ) improved ( ) property, known as 2730 (House Number) Bobby Ave (Street) Nashville Tenn 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 grantees, 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 as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 6th day of December, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Curtis M. Atkins
Mary Sue Atkins

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOOK 5095 PAGE 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS M. ATKINS AND WIFE, MARY SUE ATKINS

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 Madison Tennessee, this 6th day of December, 1976.

Notary Public

Commission expires 2/23/78

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.....

DEC-9 76	CONV	13610.00				
DEC-9 76	S'TAX		B*	35.36		
DEC-9 76	PA'FEE		B*	.50		
DEC-9 76	W'DEED		B*	4.00		
DEC-9 76	MISC		B*	.20	*	40.06

WARRANTY DEED

FROM

CURTIS M. ATKINS, ET UX

TO

DON ATKINS, ET UX

D 80387

IDENTIF. REFERENCE

DEC 9 9 22 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115