BOOK 5389 PAGE 936

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| MARK S. ATKINS and wife, | SAME | M 13 |
| TERRI ATKINS<br>#18 TOWN TERRACE APTS. | (NAME) | P 1.1 & 1 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>ASHLAND CITY, TN 37015 | (STREET ADDRESS) | 14D-03715 &<br>14D-03710 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100 ($10.00)----------

---------- *Dollars,*
cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of an indebtedness to Virginia Lena Young, secured by a Deed of Trust of record in Book 5236, page 228, Register's Office for Davidson County, Tennessee and Book 194, page 454, Cheatham County Register's Office, Tennessee.

We, Alonzo Spain, Jr. and wife, Jessie K. Spain and Tommy E. Ward and wife, Nell R. Ward
*have this day bargained and sold, and do hereby transfer and convey unto the said* Mark S. Atkins and wife, Terri Atkins,

their *(successors), heirs and assigns,*

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

Land being in the 14th Civil District of Davidson County, Tennessee and also being in the 2nd Civil District of Cheatham County, Tennessee and being described according to a survey by John B. Rainey, Surveyor #823, dated December 8, 1977, and known as Job No. 77-448 as follows:

Beginning at an iron pin set on the northeasterly margin of Clarksville Highway, also known as State Highway 112, said point of beginning being the southwest corner of this property; thence leaving the margin of said highway N56°02'30" E 364.66 feet to an iron pin set in a fence line; thence with fence S84°49'03"E 238.44 feet to an iron pin set at a fence corner; thence continuing with fence N17°18'21"W 1312.50 feet to an iron pin set at a fence corner; thence continuing with fence N85°17'57"W 1183.06 feet to an iron pin set on the easterly margin of the aforesaid Clarksville Highway; thence with the margin of said highway S34°27'49"E 278.56 feet to an iron pin set at a fence corner; thence leaving the margin of said highway and with a fence N76°50'52"E209.91 feet to an iron pin set at a fence corner; thence continuing with fence S1°30'04"W 264.41 feet to an iron pin; thence S49°12'41"W 41.06 feet to a concrete highway marker, said marker being on the easterly right of way of aforesaid Clarksville Highway; thence with the right of way of said highway S33°07'46"E 969.73 feet to an iron pipe set by others; thence continuing with the margin of said highway S35°24'02"E 303.08 feet to the point of beginning, containing 26.81 acres, more or less. (continued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,900.00

Subscribed and sworn to before me, this the 26th day of January, 19 79

Affiant

My commission expires 8-1-81 (Affix Seal)

Notary Public

This is (unimproved) (improved) property, known as ..... (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*

Mark S. Atkins and wife, Terri Atkins

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mark S. Atkins and wife, Terri Atkins,

their

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

*Witness* our hands this 26th *day of* January, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ALONZO SPAIN, JR.

TOMMY E. WARD

JESSIE K. SPAIN

NELL R. WARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alonzo Spain, Jr. and wife, Jessie K. Spain and Tommy E. Ward and wife, Nell R. Ward

the within named bargainorS. , 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 26th day of January, 19 79.

Carol Tiscione Notary Public

Commission expires 8-1-81

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

(continued from front page of deed)

Being the same property conveyed to Alonzo Spain, Jr. and wife, Jessie K. Spain and Tommy E. Ward and wife, Nell R. Ward by deed from Virginia Lena Young of record in Book 5236, page 226, Register's Office for Davidson County, Tennessee and Book 191, page 693, Register's Office for Cheatham County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| JAN26 | CONV | 47,900.00 | | | |
| JAN26 | S'TAX | | G* | 124.54 | |
| JAN26 | PR'FEE | | G* | .50 | |
| JAN26 | W'DEED | | G* | 4.00 | * 129.04 |

**WARRANTY DEED**

FROM
ALONZO SPAIN, JR., et al

TO
MARK S. ATKINS and wife,
TERRI ATKINS

F. I. 1646

IDENTIF. REFERENCE

JAN 26 2 09 PM '79

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

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211