FORM NO. WD-1

H86294

IDENTIF. REFERENCE

Nov 14 12 45 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
BOOK 6175 PAGE 471

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,803.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 83

Notary Public

MY COMMISSION EXPIRES: 6-29-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom B. Harris, Jr., Attorney, P. O. Box 37, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Atkins Construction Co. (NAME)	SAME (NAME)	13 Pan 1.01 ac
P. O. Box 71 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashland City, TN 37015 (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, Mark S. Atkins and wife, Terri Atkins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Atkins Construction Co., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON AND CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land situated in the 2nd. Civil District of Cheatham County, Tennessee, and the 14th. Civil District of Davidson County, Tennessee, and being described 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 N 56° 02' 30" E 364.66 feet to an iron pin set in a fence line; thence with fence S 84° 49' 03" E 238.44 feet to an iron pin set at a fence corner; thence continuing with fence N 17° 18' 21" W 1312.50 feet to an iron pin set at a fence corner; thence continuing with fence N 85° 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 S 34° 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 N 76° 50' 52" E 209.91 feet to an iron pin set at a fence corner; thence continuing with fence S 1° 30' 04" W 264.41 feet to an iron pin; thence S 49° 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 S 33° 07' 46" E 969.73 feet to an iron pipe set by others; thence continuing with the margin of said highway S 35° 24' 02" E 303.08 feet to the point of beginning, containing 26.81 acres, more or less.

Included in the foregoing metes and bounds description but expressly excluded herefrom are the following desccribed parcels heretofore conveyed to others:

Parcel One: A 2.02 acre, more or less, tract known as Lot 1, Section Two, of Atkins Subdivision which is more particularly described by the plat of said Subdivision of record at Plat Book 5210, Page 380 Register's Office of Davidson County, Tennessee, to which record reference is hereby expressly made and adopted.

(the legal description is continued on the reverse)

CHECK

This is unimproved (X) improved ( ) property, known as _____ (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 hands this 12th day of November, 19 83

Mark S. Atkins

Terri Atkins

STATE OF TENNESSEE
Davidson County
Cheatham

Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named Mark S. Atkins and wife, Terri Atkins,

the 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 Ashland City, Tennessee, this 12th day of November, 1983.

Commission expires 6-28-87

Aubrey J. Harris
Notary Public

STATE OF TENNESSEE
Davidson County

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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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Mark S. Atkins and wife,
Terri Atkins

TO
Atkins Construction Co.,
A Tennessee Corporation

STATE OF TENNESSEE
CHEATHAM COUNTY
Office of the Register, 11-14, 1983
I, BETTY J. ROSS, Chancery County Register do certify that the foregoing instrument and certificate were received in my office at 8:00 o'clock A.M., on 11-14, 1983, entered in Note Book 2, Page 205, and recorded in Book No. 225, Page 332, The following amounts were paid under rec't No. 15765
STATE TAX: DEED $ 100.00
STATE TAX: MTG $ .50
PROBATE FEE: $ 6.00
RECORDING FEE: $ 107.38
TOTAL
Betty J. Ross Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Legal Description Continued

Parcel Two: Land situated in the 14th. Civil District of Davidson County, Tennessee, and described as: BEGINNING at a concrete monument set on the northeasterly margin of Clarksville Highway, also known as State Highway 112, thence leaving the margin of said Highway N. 56° 02' 03" E. 364.66 feet to an iron pin set in a fence line; thence with the fence S. 84° 49' 03" E. 238.44 feet to an iron pin set at fence corner; thence continuing with the fence N. 17° 18' 21" W. 287.53 feet to an iron pin; thence S. 56° 02' 30" W. 635.14 feet to a concrete monument set on the northeasterly margin of a right-of-way of said Clarksville Highway; thence with the right-of-way of said Highway S. 35° 24' 2" E. 125 feet to the point of beginning, and containing 2.16 acres, more or less.

Parcel Three: A 2.00 acre, more or less, tract known as Lot 2, Section Two, of Atkins Subdivision which is more particularly described by the plat of said Subdivision of record at Plat Book 5210, Page 380, Register's Office of Davidson County, Tennessee, to which reference is hereby expressly made and adopted.

And being the same property conveyed to Mark S. Atkins and wife, Terri Atkins by deed from Alonso Spain, Jr. et al of record at Book 200, Page 146, Register's Office for Cheatham County, Tennessee, and of record at Book 5389, Page 936, Register's Office for Davidson County, Tennessee.