THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO: Box 8	MAP-PARCEL NUMBERS:
James B. Atkinson 4032 Albert Drive Nashville, TN. 37204	Leader Federal Savings & Loan Association 158 Madison Avenue Memphis, Tennessee 38103	MAP 132-1 PARCEL 80 16DA 17276

WARRANTY DEED

BOOK 6530 PAGE 870

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack D. Walton, Jr. and wife, Patricia M. Walton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James B. Atkinson and wife, Deborah T. Atkinson

hereinafter called the Grantee, Grantee's 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. 136 on the plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for said County.

SAID Lot No. 136 fronts 94.0 feet on the easterly margin of Albert Drive and extends back 234.5 feet on the northerly line and 229.4 feet on the southerly line to a dead line in the rear, measuring 94.2 feet thereon.

BEING the same property conveyed to Jack D. Walton, Jr. and wife, Patricia M. Walton by deed from Barry F. Burton and wife, Yvonne P. Burton, of record in Book 5995, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 4032 Albert Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 8th day of April, 1985.

Patricia M. Walton

Jack D. Walton, Jr.

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of April, 1985, before me personally appeared Jack D. Walton, Jr. and wife, Patricia M. Walton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6530 PAGE 871

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 86,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 1985.

Notary Public

My Commission Expires: Nov 1, 1987

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T
IDENTIF. REFERENCE

APR 10 2 23 PM '85

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Jack D. Walton, Jr. and wife,
Patricia M. Walton

to:
James B. Atkinson and wife, Deborah T. Atkinson

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23404

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6530 PAGE 872

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			86000.00- CAMT	
			223.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 230.10-	
			6888A04/10/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 6 5 0

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IDENTIF. REFERENCE

APR 10 2 23 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 123859