#4507 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 6778 PAGE 522

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~J. HUNTER ATKINS~~ (NAME)	NEW OWNER (NAME)	~~Map 116-4~~
~~266 Ensworth Place~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Parcel 70~~
~~Nashville, Tennessee 37205~~ (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	~~F.B. #7DA-3400~~

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, PAUL E. BOKLAGE and DIANA SUZAN TUCKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. HUNTER ATKINS and wife, LEIGH Z. ATKINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Ensworth Acres (Revised) Section Three, as of record in Plat Book 5800, page 176, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul E. Boklage and wife, Suzan D. Boklage by deed from John L. Duncan and wife, Patricia C. Duncan of record in Book 5930, page 720, said Register's Office, the said Paul E. Boklage and Suzan D. Boklage, being one and the same as Diana Suzan Tucker Boklage, having since divorced and the said Diana Suzan Tucker Boklage having had her maiden name restored.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictive covenants of record in Book 770, page 374; (3) Easements of record in Book 3990, page 919; and (4) All matters appearing on the Plan of record in Book 5800, page 176, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 266 Ensworth Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of February, 19 86.

PAUL E. BOKLAGE

DIANA SUZAN TUCKER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL E. BOKLAGE and DIANA SUZAN TUCKER

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 1986.

My commission expires 3/23/88 Notary Public Dana B. Smith

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

74665

IDENTIFICATION REFERENCE

FEB 7 8 24 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 1986.

MY COMMISSION EXPIRES: 3/23/88 (AFFIX SEAL) Dana B. Smith
Notary Public

213 WARRANTY DEED

FROM

~~PAUL E. BOKLAGE and DIANA SUZAN~~ TUCKER

TO

~~J. HUNTER ATKINS and wife,~~ LEIGH Z. ATKINS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

6.00

CMTGX 736.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.46.5

IDENTIFICATION REFERENCE

FEB 7 8 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217496